

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**



**STAFF REPORT**

**TO** ALAMEDA COUNTY PLANNING COMMISSION  
**HEARING DATE** Dec 5, 2022

**GENERAL INFORMATION**

**APPLICATION** PLN2017-00194; Conditional Use Permit – Monte Vista Memorial Gardens Project

**OWNER & APPLICANT** Monte Vista Memorial Investment Group, LLC, contact Ron Kahn

**ADDRESS & SIZE OF PARCEL** 3656 Las Colinas Road, Livermore, CA, 94551; approximately 104-acre parcel (Assessor’s Parcel Number 099-0015-016-03)

**ZONING DISTRICT** A - Agriculture

**GENERAL PLAN DESIGNATION** Large Parcel Agriculture (LPA); East County Area Plan

**ENVIRONMENTAL REVIEW** The Project is subject to the California Environmental Quality Act (CEQA, 1970, as amended) and is the subject of an Environmental Impact Report (EIR). The Draft EIR was made available for public comment between January 13 and February 28, 2022.

**STAFF RECOMMENDATION**

The Planning Commission should receive a staff presentation, take public comment on the Monte Vista Memorial Gardens EIR and the Project, review the draft Resolution to certify the EIR, certify the Final EIR, then review the draft Resolution and Exhibits for approval of the Project, and lastly approve the Project.

**SITE AND CONTEXT DESCRIPTION**

The Project site is on agriculturally designated land in unincorporated Alameda County directly north of, and adjacent to I-580 between North Livermore Avenue and the North First Street exits. Arroyo Las Positas flows in a southwesterly direction through the Project site. Land west of Arroyo Las Positas is used for cattle grazing. and land east of Arroyo Las Positas is not used for grazing since it is regularly disked for fire protection. The Project site is classified as Grazing Land on the California Department of Conservation’s (CDC) California Important Farmland Finder. There are no Prime or Unique Farmlands, or Farmland of Statewide Importance on the Project site.

The property bordering the Project site to the east of Arroyo Las Positas supports an existing residence, agricultural uses, and roadways, while the area west of Arroyo Las Positas, the western portion of the Project site, is undeveloped and is currently used for grazing. Parcels to the north of the Project site are also used for grazing.

Currently an unimproved County Road provides access to the Project site. The Project applicant would improve the current County Road to serve as the access to the Project site. The necessary County Road improvement requirements are identified in Conditions of Approval.

The Project site is surrounded by sparsely and undeveloped lands. I-580 is to the south and undeveloped lands are to the west and north. There is an existing residence to the east and east of the residence a recently approved Lassen Road Residential Development Project (186 townhome units) in the City of Livermore. The MVMG project is proposing a pedestrian pathway in the County ROW that would tie into a proposed trail leading from the Lassen Road Residential Development Project that goes north to Redwood Road and Springtown Boulevard and south to the Las Colinas Road and the I-580 overpass. This is explained in more detail in the Draft EIR in the Access Road Coordination Alternative. The Access Road Coordination Alternative is the result of coordination with the City of Livermore staff related to the access road and City plans for the area.

There is also undeveloped land to the northeast of the MVMG Project, that is the location of a previously proposed Catholic High School. The Development Agreement for the Catholic High School Project was approved in 2005 by the City of Livermore. No construction has started or is currently planned at the High School, but the City of Livermore recently extended the Development Agreement to December 14, 2025.

The Project would be accessed from Las Positas Road to Las Colinas Road (over the I-580 overpass) to the Access Road. This is a lightly traveled route and does not connect to any other roadways to the east or north of the Project area. The I-580 overpass provides access to these properties that were cut off from other roads with the development of I-580.

## **PROJECT DESCRIPTION**

Monte Vista Memorial Gardens (MVMG or the “Project”) is a proposed memorial park project that would include a funeral home, interment areas and associated services, including a crematorium and mortuary. Total square footage of buildings A and B is approximately 20,000 sf. MVMG would provide memorial services for the Tri-Valley region where there are over 1,200 deaths per year with about 750 cremations and 300 burials done locally. The mission of the MVMG is to provide services for the final needs of the present and future Tri-Valley residents.

MVMG would be the first public cemetery developed in Alameda County in over 110 years and would accommodate the needs of several multi-cultural communities. The cemetery would include an area specifically designed for the Jewish community, with appropriate burial services, practices and artwork for Jewish residents. The Environmental Impact Report (EIR) has been prepared for the County to evaluate the environmental effects of construction and operation of the Project. The Project requires a Conditional Use Permit from Alameda County, among other approvals.

The entire Project site parcel is zoned “A” Agricultural and cemetery uses are permitted on Agricultural-zoned lands with a Conditional Use Permit. County approval of the Conditional Use Permit is a discretionary approval triggering California Environmental Quality Act (CEQA) review. The Alameda County Community Development Department has reviewed the proposed Project and determined that the Project may have significant adverse impacts on the physical environment and required an EIR to be prepared to meet CEQA requirements. The Project would be developed at 3656 Las Colinas Road, Livermore, CA in unincorporated Alameda County. Development of the Project would occur on approximately 47 acres in the southern portion of the ±104-acre parcel (Assessor’s Parcel Number 099-

0015-016-03) just north of the City of Livermore between the North Livermore Avenue and North First Street exits. Project development would occur in two phases.

### **Phase I Development**

Phase I development would be on the 6.8 acres of the Project site east of Arroyo Las Positas. Development on Phase I would include construction and operation of the funeral home and entry plaza, the single-story “Pavilion” building, the access road, the parking lot, two interment areas (burial lots), and landscaping. Total square footage of buildings A and B is approximately 20,000 sf.

### **Phase II Development**

Phase II development would be on the 40.3 acres of the Project site west of Arroyo Las Positas. Development during Phase II would include construction and operation of the remaining interment areas (burial lots) and roads, new wetland features, and landscaping. Phase II would be developed in subphases based on future demand and other development and regulatory factors. Permitting would begin for Phase II following approval of the Conditional Use Permit from Alameda County.

As part of the project approvals, the applicant will be required to create and grant an open space/conservation easement over the northern portions of the site, to maintain the rolling hillsides as open space and create permanent habitat. The exact configuration of the open space easement is being discussed with the Tri-Valley Conservancy, the expected grantee for the easement. A different grantee would be acceptable, as long as the primary purpose of the easement remains for open space and conservation, and lives in perpetuity.

### **Project Objectives**

The primary objectives of the Project include the following:

- Develop the Project site with a cemetery that would be considered a low-intensity traffic use consistent with Alameda County Measure D.
- Provide a cemetery that is conveniently located for present and future Tri-Valley residents.
- Provide a Funeral Home building with full-service amenities and staff that support the cemetery mission, including an appropriate and peaceful space for religious ceremony and practices intended to accommodate a wide variety of religious and cultural standards or practices for Tri-Valley residents.
- A portion of the cemetery would be used to provide a cemetery area that would be exclusively for the Jewish Community. The Jewish community is an estimated 40,000 members in Alameda County, with approximately 10,000 members in the Tri-Valley area. This cemetery would provide services for Judaism’s three major groups (Orthodox, Conservative and Reform) and accommodate religious restrictions unique to each of the major groups.

### **Employment and Hours of Operation**

MVMG would create temporary construction jobs and would also create permanent professional positions. The Project is expected to create more than 10 permanent professional positions to maintain Project operations. MVMG would initially be open Monday-Friday from 9:00 a.m. to 4:00 p.m. and once fully operational MVMG would be open 7 days a week. MVMG cemetery burials and funeral services

would occur Monday-Friday. Weekend burials and funerals would be available upon request with applicable weekend/holiday fees. The Magen David Memorial Gardens Cemetery (Jewish section of the cemetery) would be open Sunday-Friday from 9:00 a.m. to 4:00 p.m.

### **REFERRAL RESPONSES**

Referrals were sent out on April 7<sup>th</sup> 2022 although earlier consultation with some agencies also occurred. Staff received relevant responses from the Fire Department and Environmental Health. The project will require approval from both agencies to meet local and State standards and codes pertaining to fire and septic systems. Referral comments are attached.

### **STAFF ANALYSIS**

#### **CONFORMANCE WITH GENERAL PLAN:**

The East County Area Plan (ECAP) designates the Project site as Large Parcel Agriculture (LPA). The project is located within an Agriculture (A) zone district, where cemetery operations are permitted as a conditional use. Therefore, the project would not conflict with existing zoning for agricultural use. According to the California Department of Conservation (DOC), there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the site.

The primary purpose of Alameda County Measure D of the East County Area Plan is to preserve open spaces from intensive, urban, nonagricultural development. The MVMG Cemetery Project would cluster buildings together to preserve the open space. The cemetery would not be an intensive use. The Project is abutting, but outside of the City of Livermore's Urban Growth Boundary and is not subject to the City's General Plan and zoning, but rather to the Alameda County General Plan.

#### **CONFORMANCE WITH THE ZONING ORDINANCE:**

The project site is zoned Agriculture which allows for cemetery uses as a conditionally permitted use, subject to approval by the Alameda County Planning Department. Cemeteries are classified as a Conditionally Permitted Use in Agricultural Districts under Zoning Ordinance Section 17.06.35. This is the only zoning district within unincorporated Alameda County where cemeteries are permitted with a Conditional Use Permit. Therefore, even though cemeteries are not explicitly referenced as permitted in agriculturally designated lands in the ECAP, they are included as such uses in the zoning ordinance, which implements the ECAP, which implements land use restrictions in County Measure D. The proposed structures and infrastructure on the site (approximately 20,000 sq. ft. of building area) are associated with the cemetery use, so the EIR considers those part of the overall cemetery land use. Policies in a General Plan reflect a range of competing interests, and the County must be allowed to weigh and balance the General Plan's policies when applying them. A final determination as to whether buildings associated with the cemetery uses conform with County Measure D land use goals and restrictions will be made by the County Planning Commission upon consideration of Project approval and, if appealed, by the Board of Supervisors. The County has approved other cemeteries under similar land use conditions.

#### **CONFORMANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The Project is subject to the California Environmental Quality Act (CEQA, 1970, as amended). The impacts associated with the project would be localized at the project site and would not combine with other projects to cause cumulatively considerable environmental impacts. Given the limited impacts

anticipated with project implementation, the project would not result in a considerable contribution to cumulative impacts.

As discussed in the EIR, implementation of the project would result in less-than-significant environmental impacts with implementation of applicable mitigation measures. These measures can be found in Table 1, *Environmental Impacts and Mitigation Measures*, of the Final EIR. With the implementation of these measures, the project would not cause substantial adverse effects on human beings or the environment, either directly or indirectly. Therefore, the project would comply with all applicable CEQA regulations, as the impacts would be less than significant. The project would not have significant and unavoidable impacts. Impacts related to Air Quality, Biology, Cultural, Geology, Hydrology and Water Quality, and Tribal Cultural Resources would be reduced to less than significant with mitigation.

The Monte Vista Memorial Gardens Draft EIR (SCH#2020069045) was released for a 45-day public review and comment period beginning January 13, 2022 and ending February 28, 2022. The Draft EIR was made available to responsible agencies, trustee agencies, state agencies with jurisdiction by law, and interested parties and individuals. The County held a public meeting on February 7, 2022, to receive verbal comments on the Draft EIR. The Response to Comment Document Final EIR has been prepared to respond to agency and public comments received on the Draft EIR. Together with the Draft EIR, the Response to Comments Document Final EIR constitutes the Final EIR for the project.

There were 10 commenters at the public meeting and 14 comment letters on the Draft EIR. After review of the comments, the County as Lead Agency has proposed a Mitigated Alternative that would meet most of the basic objectives of the applicant and address many of the comments from the commenting agencies, organizations and individuals. This alternative is referred to as the “Mitigated Alternative” and includes features from the proposed Project Description and other alternatives in the Draft EIR. The County has determined that the preferred Project is the Mitigated Project Alternative site plan. The Mitigated Alternative removes concerns (from many commenters) about the lakes (the upper and lower lakes and man-made perennial creek that connected the lakes). The primary water features that were in the proposed Project have been removed. The walkway crossing the wetlands surge area in the original proposed Project is also removed in the Mitigated Alternative. With these modifications, the County considers the Mitigated Alternative the environmentally superior alternative and recommends it be adopted as the Project, as indicated in the FEIR Master Response for the Mitigated Alternative.

The Mitigated Alternative would include all applicable mitigation measures identified in the Draft EIR, would eliminate, or alter aspects of the proposed Project that would have the greatest likelihood of causing significant impacts, and would include other, beneficial project components not contained in the proposed Project (the applicant’s original proposal evaluated in the Draft EIR). The Mitigated Alternative is described in detail in the Final EIR, in Master Response #1 beginning on page C&R-21 of the Final EIR.

Daily, monthly, and annual water usage estimates were prepared for the Mitigated Alternative by RMA Irrigation and added as **Appendix J** of the Final EIR. The analysis determined that the Mitigated Alternative would substantially reduce total water usage through the removal of the lakes and man-made perennial creek and the use of advanced landscaping techniques and native vegetation. Page 3.12-6 of the Draft notes that water usage of the Project would be 241 acre-feet (AF) per year. The Mitigated Alternative would reduce this annual water usage to approximately 86 AF per year at full build-out of Phase II (1.3 AF per year from Phase I and 84.5 AF per year from the full buildout of Phase II).

## GENERAL DISCUSSION

As discussed above and evaluated in the Final EIR, implementation of the Mitigated Alternative and Access Road Coordination Alternative and mitigation measures would result in less than significant environmental impacts with respect to all studied impact areas. Implementation of the Mitigated Alternative and the Access Road Coordination Alternative would not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, the project would comply with all applicable CEQA regulations, as the impacts would be less than significant.\

This packet contains a full hardcopy of the Draft EIR and Final EIR, the following link contains these documents and all the related attachments and appendices.

<http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>

## CONCLUSION

- Consider the staff report and accept public testimony on the proposed project, and in the absence of new substantive information to the contrary;
- Approve the attached Draft Resolution, which contains language adopting the Final EIR for this project and its exhibits A and B (CEQA findings and MMRP, respectively)
- Approve the proposed project as modified by the Mitigated Alternative and the Access Road Coordination Alternative (subject to the Conditions of Approval, which are attached to the Draft Resolution).

## ATTACHMENTS

1. Draft Resolution and Exhibits A & B
2. Final EIR
3. Plan Set Drawings as Exhibit C
4. Correspondence

**PREPARED BY:** Paul Miller, RCH Group  
**REVIEWED BY:** Albert Lopez

**PLANNING CONSULTANT**  
**PLANNING DIRECTOR**

**THE PLANNING COMMISSION OF ALAMEDA COUNTY  
HAYWARD, CALIFORNIA**

**RESOLUTION NO. 2022- [REDACTED] APPROVING THE MONTE VISTA MEMORIAL GARDENS  
PROJECT, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING  
MITIGATION MONITORING AND REPORTING PROGRAM, AND MAKING FINDINGS  
APPROVING CONDITIONAL USE PERMIT PLN2017-00194**

**Introduced by Commissioner:  
Seconded by Commissioner:**

**WHEREAS**, Monte Vista Memorial Investment Group, LLC (“Applicant” and “Permittee”) has filed an application for CONDITIONAL USE PERMIT PLN2017-00194, to allow for development of a proposed cemetery in two phases on 47 acres of a 104-acre site designed in the A (Agricultural) zone district. The proposed project site is in unincorporated Alameda County immediately north and adjacent to Interstate 580, between the North Livermore Avenue and the North First Street Exit bearing Assessor’s Parcel Number 099-0015-016-03; and

**WHEREAS**, the proposed project has been reviewed for compliance with the California Environmental Quality Act and the County of Alameda, acting as the Lead Agency as defined in Public Resources Code (PRC) §21067, has prepared an Environmental Impact Report (EIR) to ascertain whether the proposed project may have a significant effect on the environment; and

**WHEREAS**, the EIR disclosed that all potential environmental impacts from the project would be mitigated to less than significant; and

**WHEREAS**, the Planning Commission is the designated authority to approve certain conditional uses in the A (Agricultural) zone district, including cemeteries; and

**WHEREAS**, a Public Review Draft EIR was prepared pursuant to CEQA Statute and Guidelines and was filed with the State OPR Clearinghouse on January 13, 2022; and

**WHEREAS**, the County provided notice to interested parties of the opportunity to review and comment on the Draft during the public review period which lasted for 45 days from January 13, 2022 to February 28, 2022; and

**WHEREAS**, public comments were submitted on the project and the Draft EIR during the indicated 45-day comment period including those of state and local agencies, districts, non-governmental organizations, opponents to and advocates for the project, and responses to the comments received during this period are included with the Final EIR that was made available for public review the minimum of ten (10) days before the current hearing; and

**WHEREAS**, after deliberation on the CUP and review of the Final EIR, the Planning Commission determined that the Final EIR complies with the California Environmental Quality Act and reflects the independent judgment and analysis of the Planning Department, and the Planning Commission approved certifying the Final EIR and approving the Conditional Use Permit as reflected in Planning Commission Resolution 2022-XX; and

**WHEREAS**, the statements, findings, determinations, and other actions set forth in this Resolution are based on substantial evidence contained in the entire record before the County; and

**NOW THEREFORE**

**BE IT RESOLVED**

1. The Planning Commission certifies that the above recitals are true and correct.
2. The Planning Commission certifies that it has been presented with all of the information described in the above recitals and has reviewed and considered this information and the Final EIR, prior to adopting this Resolution and considering approval of the Project.
3. The Planning Commission certifies and approves the Final EIR, which it has determined reflects the County's independent judgment and analysis and has been completed in compliance with CEQA.
4. Notice of the Planning Commission's hearings on the Draft EIR and Final EIR have been given as required by law and the actions were conducted pursuant to the State Planning and Zoning Law, CEQA, the State CEQA Guidelines and the County's CEQA Guidelines.
5. All individuals, groups and agencies desiring to comment were given adequate opportunity to submit oral and written comments on the Draft EIR and Final EIR, which met or exceeded the requirements of State Planning and Zoning Law and CEQA.
6. All comments submitted during the public review and comment period on the Draft EIR were responded to adequately in the Final EIR.
7. No new comments or information has been submitted during the hearing on the Final EIR that would substantially change the analysis or conclusions of the Final EIR.

**BE IT FURTHER RESOLVED** that this Planning Commission hereby adopts and makes the findings contained in the Written Findings of Significant Effects, attached herein as Exhibit A, in compliance with Section 15091 of the CEQA Guidelines, supported by substantial evidence in the record, that changes or alterations have been required in or incorporated into the Project, including by identified mitigation measures which would avoid or substantially lessen all identified significant environmental effects.

**BE IT FURTHER RESOLVED** that the Commission hereby adopts the Mitigation Monitoring and Reporting Program (MMRP) for the Project, attached herein as Exhibit B, which is required to be implemented by the Permittee and by the County as a condition of approval of the Project and that is fully enforceable through permit conditions, agreements, or other measures.

**BE IT FURTHER RESOLVED** that this Planning Commission hereby makes the following findings in support of the Conditional Use Permit:

1. **The use is required by the public need.** There is a public need for the proposed project; the population of Alameda County will likely naturally increase through the term of the proposed project, necessitating the need for services for the final needs of present and future Tri-Valley residents. MVMG would be the first public cemetery developed in Alameda County in over 110 years and would accommodate the needs of several multi-cultural communities. The cemetery would include an area specifically designed for the Jewish community, with appropriate burial services, practices, and artwork for Jewish residents.



**2. The use will be properly related to other land uses, transportation, and service facilities in the area. No changes to allowed land uses, transportation, and service facilities are proposed.** As the project is bounded by I-580 to the south and connected by an I-580 overpass that currently serves only a few parcels north of I-580, the impact on other uses is negligible. Residential development (Springtown) is further to the east but could at some point be connected via a new roadway, which would be designed and constructed to City and County standards. Adjacent uses will be unaffected by the project, and transportation and services in the area will not be impacted in any significant or measurable way.

**3. The use, if permitted, under all the circumstances and conditions of the particular case will not materially affect adversely the health or safety of persons residing or working in the vicinity or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.** The proposed project will conform to all general plan and area plan policies relating to health and safety codes. There is only one residential land use in the immediate vicinity of the project.

**4. The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be located.** The proposed project is in the A (Agricultural) zoning district, which has as its stated intent: "to promote implementation of General Plan land use policies for agriculture and other nonurban uses; to conserve and protect existing agricultural uses; and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare." The proposed project would be consistent with this intent because cemeteries are allowed in Agricultural districts with a conditional use permit. Agricultural zoning districts are the only zoning district cemeteries are allowed in. The use is appropriately located in a non-urban area and will serve the public need for final services in the Tri-Valley area.

**BE IT FURTHER RESOLVED** that this Planning Commission hereby finds that the project is consistent with the County's general plan. The County's analysis has concluded that in the ECAP Large Parcel Agriculture (LPA) designation, a public cemetery is comparable to other uses specifically allowed, including public and quasi-public uses, agricultural uses, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, utility corridors, and similar uses compatible with agriculture. As the public cemetery is developed the unused land would continue with agricultural uses (grazing) to the extent feasible (during the estimated 100-year build-out of the public cemetery).

**BE IT FURTHER RESOLVED** that the Commission does hereby approve Conditional Use Permit PLN2017-00194 to permit the construction and operation of the Monte Vista Memorial Gardens subject to conditions of approval below, and as set forth in the project MMRP (Exhibit B), and plan set drawings labeled Exhibit C cover dated November 22<sup>nd</sup>, 2022, and site plan dated May 4<sup>th</sup>, 2022, on file with the Alameda County Planning Department.

#### **AUTHORIZATION AND CONDITIONS OF APPROVAL**

1. Approval of this permit authorizes the construction and operation of a 47 acre cemetery project, to be built in two phases, with funeral home and pavilion buildings (approximately 20,000 sq. ft.), guest parking and landscaping area, burial sites and ancillary small cemetery structures. The project shall be constructed substantially in compliance with the Mitigated Alternative as described in the Final Environmental Impact Report (FEIR) and pursuant to approved plan set drawings labeled Exhibit C cover dated November 22<sup>nd</sup>, 2022, and site plan dated May 4<sup>th</sup>, 2022, on file with the Alameda County Planning Department.

2. The cemetery is anticipated to be constructed in two phases. Prior to beginning Phase II, the County Planning Director will review compliance with all the Phase I conditions of approval and determine if the project can proceed to begin constructing Phase II. This administrative review shall not require a public hearing unless otherwise required by law. Construction of the bridges spanning Arroyo Las Positas shall not occur until this administrative review is complete and Phase II is authorized to proceed.
3. Phase II will require a number of permits from outside agencies, mostly related to the installation of bridges spanning Arroyo Las Positas. The applicant shall provide the Planning Director a reporting of the status of any needed permits prior to any work commencing on Phase II or the bridges themselves.
4. Pursuant to Public Resources Code Section 21081.6, the attached Mitigation and Monitoring Reporting Program (MMRP) and compliance with the mitigation measures listed in the MMRP is an enforceable condition of approval of the Project. The MMRP is designed to ensure that, during project implementation, the County, Monte Vista Memorial Gardens, LLC, their assigns and successors in interest, and any other responsible parties comply with the mitigation measures listed in the MMRP. The MMRP identifies, for each mitigation measure, the action to be taken and the party responsible for implementation. Applicant shall be responsible for reporting annually to the Planning Department regarding the implementation of all project Mitigation Measures contained in the MMRP (Exhibit B).
5. A portion of the site at the northern ridgelines of the parcel shall be left as open space in perpetuity, and the applicant shall enter into an agreement with the Tri-Valley Conservancy (TVC) stipulating that organization as the grantee of said easement. The applicant shall pay for any administrative costs to establish the easement as well as any on-going or long-term requirements of the TVC. A copy of the final agreement and recorded easement shall be provided to the Planning Director and placed in the project file.
6. The Notice of Violation R2-2017-1021 issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB) on the adjacent property and caused by the applicant's representative shall be cleared and any required improvements completed, prior to the issuance of a building permit for this cemetery project. Clearing the violation will require the applicant to coordinate with the Army Corps of Engineers and the California Department of Fish and Wildlife. Proof that this condition is satisfied shall be provided to the Planning Director in the form of a No Further Action letter by the RWQCB or an equivalent letter determining that the violation has been corrected.
7. In order to provide sanitation services for this project the applicant shall either obtain access to a public sewage disposal system or provide an on-site wastewater treatment system (OWTS). The OWTS option requires permit applications, review and approval by the County's Environmental Health Department. This condition shall be implemented prior to the issuance of a building permit for the cemetery project.
8. Public Agency Approval. Applicant shall conform and maintain compliance with the requirements of the following agencies:
  - Alameda County Public Works Agency, Land Development and Grading
  - Alameda County Public Works Agency, Building Inspection Department
  - Zone 7 Flood Control and Water Conservation District
  - Alameda County Fire Department
  - California Cemetery and Funeral Bureau
  - California Department of Fish and Wildlife
  - Army Corps of Engineers

- San Francisco Bay Regional Water Quality Control Board
9. Grading. No grading activity may occur on the site until a grading plan and an erosion and sedimentation control plan have been reviewed and a grading permit issued in accordance with the County Grading Ordinance.
  10. Access improvements. A final roadway design for Las Colinas Rd shall be provided to and accepted by the County of Alameda Public Works Agency prior to issuance of a building permit. The County will coordinate with the City of Livermore to determine consistency with future City plans at the City/County interface. Public roadway and access improvements, including trail connections, sidewalk/curb/gutter, bike lanes, and roadway design will be subject to approval by the County of Alameda. A copy of the improvement plans shall be provided to the Planning Director upon approval by the Public Works Agency.

### **GENERAL REQUIREMENTS**

11. Inspection Fees and Costs. The applicant or successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the Alameda County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency.
12. Hold Harmless. By exercise of this Conditional Use Permit, the Permittee and property owner, or their successors, shall defend, indemnify, and hold harmless the County of Alameda and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2017-00194, certification of the Environmental Impact Report, the CEQA findings, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by the County in its defense. The County shall promptly notify applicant of any such challenge.
13. Transfer of Operations. Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Planning Department within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.

### **MITIGATION MEASURES OF THE MITIGATION MONITORING AND REPORTING PROGRAM**

14. **Mitigation Measure 3.2.2:** The Applicant shall require the following BAAQMD recommended basic construction mitigation measures during Project construction:
  - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - All haul trucks transporting soil, sand, or other loose material off site shall be covered.
  - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

15. **Mitigation Measure 3.3.1a: Pre-Construction Surveys.** The Project applicant/construction contractor shall retain a qualified biologist to confirm presence or absence of species of special concern within two weeks of planned construction.

16. **Mitigation Measure 3.3.1b: Construction Employee Environmental Awareness Training.** The Project applicant/construction contractor shall retain a qualified biologist to conduct environmental awareness training for construction crews before project implementation. The awareness training shall be provided to all construction personnel and shall brief personnel on the need to avoid effects on sensitive biological resources (i.e., special status animal and plant species, wetlands and other waters, and active bird nests). The education program shall include a brief review of the special-status species with the potential to occur in the Project area (including their life history, habitat requirements, and photographs of the species). The training shall identify the portions of the Project area in which the species may occur, as well as their legal status and protection. The program also shall cover the relevant permit conditions and mitigation measures that must be followed by all construction personnel to reduce or avoid effects on these resources during project implementation through completion. The training shall emphasize the role that the construction crew plays in identifying and reporting any special-status species observations to the on-site biologist. Training shall identify the steps to be taken if a special-status species is found within the construction area (i.e., notifying the crew foreman, who would call the designated biologist).

An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each crew member. The crew foreman shall be responsible for ensuring that crew members adhere to the guidelines and restrictions. Education programs shall be conducted for appropriate new personnel as they are brought on the job.

17. **Mitigation Measure 3.3.1c: San Joaquin Kit Fox.** An intensive survey for active San Joaquin kit fox dens will be conducted by a qualified biologist within and surrounding the proposed construction area no less than 14 days and no more than 30 days prior to construction. The USFWS and the CDFW would be immediately contacted if this/these survey(s) determine that the San Joaquin kit fox does occupy construction areas or within the vicinity (200 feet) of ground disturbing activities, either by direct observation or identification of active den site(s). In addition, all ground disturbing work within 200 feet of any active den(s) shall be postponed until the USFWS and/or CDFW provide guidance regarding how to proceed.

18. **Mitigation Measure 3.3.1d: San Joaquin Coachwhip and other Special-Status Reptiles and Amphibians.** The MVMG Project area will be intensively surveyed for evidence of these reptile and amphibian species within 30 days prior to construction. As appropriate, based on survey results, temporary fencing designed to prevent the entry of San Joaquin coachwhip shall be installed around the perimeter of all areas proposed for construction. The exclusion fencing shall be installed so that its bottom is buried into the ground 12" and 24" is exposed above ground. Following installation of this temporary fencing, a qualified biologist shall conduct a pre-ground disturbing activities survey to locate

any San Joaquin coachwhip within the enclosed area. Any special-status reptiles or amphibians encountered within the fenced area would be captured and trans-located by the qualified biologist to similar suitable habitat on the Project site, in areas not adversely affected by Project activities.

19. **Mitigation Measure 3.3.1e: Vernal Pool fairy shrimp and longhorn fairy shrimp.** Prior to construction, U.S. Fish & Wildlife Service protocol-level (dry- and wet-season) vernal pool crustacean surveys shall be conducted by a qualified biologist to definitively determine presence or absence of these listed large branchiopods on-site. If no listed large branchiopods are found on-site, and this conclusion is confirmed by the USFWS, no further mitigation would be required. If, however, listed large branchiopods are found, assumed to be present (without surveys), or determined by the USFWS to be on-site, the Project applicant shall mitigate the loss of potential habitat in coordination with the USFWS as part of a Clean Water Act, Section 404 permitting process to provide for preservation of off-site lands that provide habitat for listed large branchiopods according to USFWS required mitigation ratio requirements.
20. **Mitigation Measure 3.3.1f: California Red-Legged Frog.** A qualified biologist shall conduct California red-legged frog protocol surveys to determine presence/absence of the species if concluded necessary by the USFWS, in accordance with the USFWS guidance (*USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog*), which requires up to eight surveys within potential habitat – six surveys within the breeding season (October 1 – June 30) and two surveys during the non-breeding season (July 1 – September 30).

A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities during the species' active season (October 1 – June 30). The Project shall immediately notify the USFWS, CDFW and Alameda County if any individuals or their signs are observed during these surveys.

If found on-site, impacts to this species would be minimized and mitigated by erecting temporary exclusion fencing – with the bottom edge buried into the ground around all proposed work area. A qualified biologist (approved by the USFWS and California Department of Fish and Game [CDFG]) shall then relocate California red-legged frogs from within work areas to approved relocation areas.

21. **Mitigation Measure 3.3.1g: California Tiger Salamander.** A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities and during construction during the species' active/breeding season – starting October 15 or when rain occurs. The Project would immediately notify the USFWS, CDFW and Alameda County if any individuals or their sign are observed during these surveys. If surveys conducted determined the species to be present, mitigation shall be implemented to meet State and Federal resource agency requirements. This mitigation could be achieved through the purchase of credits at a USFWS-approved mitigation bank, or through the placement of a conservation easement over occupied California tiger salamander habitat. The Natural Resources Conservation District, through the Alameda County Conservation Partnership, provides opportunities for in-lieu fee payments to fund restoration/preservation of California tiger salamander habitat in Alameda County.
22. **Mitigation Measure 3.3.1h: Swainson's hawk.** A preconstruction nesting bird survey shall be conducted on-site within 15 days prior to construction if construction associated with the Project would commence between March 1st and September 1st (“the nesting season”). The survey shall include all on-site trees and trees with ¼ mile of the Project site. If disturbance associated with the Project would occur outside of the nesting season, no surveys shall be required.

If Swainson's hawk are identified as nesting on or near the Project site, a non-disturbance buffer of 250-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

23. **Mitigation Measure 3.3.1i: Special-Status Bird Species.** A qualified biologist would conduct nesting bird surveys within 30 days of initiation of ground disturbing activities within suitable habitat (and within the appropriate nesting season) throughout the Project site to avoid impacts to nesting birds associated with construction. If an active nest is located, all clearing and construction within a buffer as designated appropriate by a biological monitor, shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting, as determined by a qualified biologist.

Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. Additional surveys would then be conducted if ground-disturbing activities are delayed due to active bird nesting, until the qualified biologist determines that the young associated with an active nest have fledged.

24. **Mitigation Measure 3.3.1j: Burrowing Owl.** There are numerous mammal burrows that can act as habitat for this species within the Study Area. A pre-construction burrowing owl survey is recommended within 14-days prior to any site disturbance to ensure no subsequent occupation of, or adverse impacts to potential habitat on the parcel. Therefore, prior to issuance of grading permits, it is recommended that:

Four preconstruction site surveys shall be conducted by a qualified biologist. At least one site visit shall occur between 15 February and 15 April. The remaining three survey visits shall occur at least three weeks apart, between 15 April and 15 July (the peak of breeding season), with at least one visit after 15 June. Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are preferable. The survey techniques shall be consistent with the CDFW Staff Report survey protocol (2012) or most recently adopted guidance and include a 260-foot-wide (buffer) zone surrounding the Study Area. Repeat surveys shall also be conducted not more than 30 days prior to initial ground disturbance to inspect for re- occupation and the need for additional protection measures. If no burrowing owls are detected during preconstruction surveys, then no further mitigation is required.

If active burrowing owl burrows are identified, Project activities shall not disturb the burrow during the nesting season (February 1–August 31) or until a qualified biologist has determined that the young have fledged, or the burrow has been abandoned. A no disturbance buffer zone of 160-feet is required to be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.

If destruction of the occupied burrow is unavoidable during the non-breeding season, September 1 – January 31, passive relocation of the burrowing owls shall be conducted. Passive relocation involves installing a one-way door at the burrow entrance, encouraging owls to move from the occupied burrow. No permit is required to conduct passive relocation; however, this process shall be conducted by a qualified biologist and in accordance with CDFW guidelines. In addition, to offset the loss of foraging and burrow habitat on the Project site, a minimum of 6.5 acres of foraging habitat (calculated on a 300-

ft foraging radius around the burrow) per pair or unpaired resident bird, shall be acquired and permanently protected at a location acceptable to the CDFW.

25. **Mitigation Measure 3.3.1k: Western Spadefoot Toad.** A qualified biologist shall survey areas of suitable habitat for western spadefoot toad on the Project site, including ruts or small pools within on-site grassland, as well seasonal depressions. The survey shall be conducted during the active season of western spadefoot toad (which corresponds with the rainy season). The survey results shall be submitted to the CDFW and Alameda County prior to construction.

If surveys result in the observation of western spadefoot toad within Project impact areas in on-site grassland, observed individuals and/or eggs shall be removed from Project impact areas (with the prior approval of the CDFG) and be relocated to pre-determined suitable habitat in an appropriate area that would not be impacted.

26. **Mitigation Measure 3.3.1l: American Badger.** A qualified biologist shall conduct preconstruction surveys within on-site suitable habitat for American badger burrows within grassland habitat prior to any ground disturbing activities, including grading, construction, or site preparation activities within 30 days of proposed Project activities. If badgers are observed within Project impact areas in or within 200 feet of on-site grassland, observed individuals shall be captured, removed from Project impact areas through humane exclusion from burrows (with the prior approval of the CDFW), and relocated to suitable habitat in an appropriate area that will not be impacted. This relocation area would preferably be on-site but may also include off-site lands approved CDFW and Alameda County that contains suitable grassland habitat. All ground-disturbing work within 200 feet of the active burrow(s) shall be temporarily postponed if the American badger is observed breeding and denning on-site until direction from CDFW provides guidance regarding how to proceed.

27. **Mitigation Measure 3.3.2:** During the appropriate blooming/flowering season prior to construction, a qualified botanist shall conduct special-status plant species presence/absence surveys within areas proposed for grading or modification, in accordance with *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities* (California Department of Fish and Game 2018) to determine which special-status plants with the potential to occur on-site are evident and identifiable on-site. Survey results shall be submitted to the CDFW and Alameda County. If any sensitive plant species are observed during the presence/absence surveys, and it is determined that such plants would be impacted by Project activities, MVMG, CDFW, and the USFWS (if the species is also on the federal list of sensitive species) would be consulted to determine appropriate measures to ensure the protection of the species and its habitat. Such mitigation should include avoidance or, if avoidance is not possible, relocation of affected plants to a mitigation site located in similar habitat within the Project site, in an area where no impacts are expected to occur. The relocation site should be in an area that is protected from impacts through human disturbance by fencing during the season that special-status plant species would be evident and identifiable—i.e., during their blooming season.

28. **Mitigation Measure 3.3.3a:** The Project shall avoid all impacts to the 2.1 acres of on site wetlands. This would include establishing appropriate development setbacks from Project uses and Arroyo Las Positas and the uses that could affect the seasonal wetlands.

29. **Mitigation Measure 3.3.3b:** A Section 404 permit from the U.S. Army Corps of Engineers and a Section 401 water quality certification from the Regional Water Quality Control Board may be required if there are any activities affecting wetlands. The Project shall communicate with the San Francisco Bay Regional Water Quality Control Board (RWQCB) to determine whether CA Dredge & Fill Procedures (aka Waste Discharge Requirement; WDR) permitting would be required and with the

California Department of Fish & Wildlife to inquire about a possible 1602 Lake & Streambed Alteration Agreement (LSAA) for the proposed bridges.

Any resource permitting with these agencies could also require mitigation of wetland habitat loss through purchase of equivalent wetland credits at an approved Mitigation Bank within the Project's service area.

30. **Mitigation Measure 3.4.1a:** If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to *CEQA Guidelines* Section 15064.5. If any find is determined to be significant, representatives from the County and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the County shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be instituted. Work may proceed on other parts of the Project site outside the 50-foot area while mitigation for historical resources or unique archaeological resources is being carried out.
31. **Mitigation Measure 3.4.1b:** In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Alameda County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Alameda County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

After notification, the NAHC will follow the procedures outlined in Public Resources Code Section (PRC) 5097.98 that include notifications of the most likely descendants (MLDs), and recommendations for the treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).

29. **Mitigation Measure 3.5.1a:** The Project Applicant shall implement all recommendations outlined in ENGeo's Geotechnical Exploration Report, including but not limited to construction monitoring recommendations, earthwork recommendations, and foundation recommendations. The Project Applicant shall also implement any recommendations provided by future Supplemental Geotechnical Exploration Report(s) during development of the Project.
30. **Mitigation Measure 3.5.1b:** The proposed lakes shall be designed under static and seismic loading conditions to ensure that the likelihood of lake system failure during a major earthquake event is



minimal. Lake designs shall be reviewed and approved by the County Public Works Department prior to construction. **Removed in Final EIR. Not required for Mitigated Alternative as previously proposed lakes are not included in the Mitigated Alternative.**

31. **Mitigation Measure 3.5.2:** The Project stormwater system design shall locate and protect all stormwater outfalls to ensure proper stability and erosion protection. This may include energy dissipators, armoring, bio-revetments/gabions, and other erosion and slope protection features.
32. **Mitigation Measure 3.5.4:** As described in ENGEO's Geotechnical Exploration Recommendations (2018), building damage due to volume changes associated with expansive soils shall be reduced by: (1) using a rigid mat foundation that is designed to resist the settlement and heave or expansive soil, (2) deepening the foundations to below the zone of moisture fluctuation and/or (3) using a layer of select fill below building locations. Successful performance of structures on expansive soils requires special attention during construction and it is imperative that exposed soils be kept moist prior to placement of concrete for foundation construction. Building-specific geotechnical reports shall include provisions to address expansive soils. These reports shall be reviewed and approved by the County prior to issuance of any building permits.
33. **Mitigation Measure 3.5.5:** In the event a paleontological or other geologically sensitive resource (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist. The paleontologist shall notify the appropriate representative at the Counter of Alameda who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant, the County shall implement measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.
34. **Mitigation Measure 3.8.1a:** The Project applicant shall file an NOI to comply with the Construction General Permit with the San Francisco Bay RWQCB prior to each phase of construction. Individual SWPPPs shall be prepared for each NOI and shall detail the treatment measures and BMPs to control pollutants that shall be implemented and complied with during the construction and post-construction phases of the project. The SWPPPs are subject to approval by the San Francisco Bay RWQCB, which makes the final determination on which BMPs are required for the Project.
35. **Mitigation Measure 3.8.1b:** Prior to the issuance of grading permits for the Project, the Project applicant shall submit a Stormwater Control Plan to Alameda County for review and approval. The Stormwater Control Plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the Project site. The plan shall be implemented to the satisfaction of Alameda County prior to issuance of grading permits.
36. **Mitigation Measure 3.8.1c:** Prior to the issuance of grading permits for the Project, the Project applicant shall submit a final drainage plan as prepared by a qualified civil engineer to Alameda County for review and approval. The approved plan shall be incorporated into the Project design and constructed to the satisfaction of Alameda County.
37. **Mitigation Measure 3.8.1d:** The lakes shall be maintained on a regular basis by the Project Applicant (or successors-in-interest). Inspections of the lakes shall be conducted at least once a year between July 1st and September 1st. Accumulations of sediment and debris may occur in the lakes. Therefore, the lakes shall be inspected, and excess sediments and debris removed prior to the rainy season, and after heavy rain events. An annual inspection and maintenance report shall be prepared by

the property owner and submitted to Alameda County by October 15 of each year, at the property owner's expense. **Removed in Final EIR. Not required for Mitigated Alternative as previously proposed lakes are not included in the Mitigated Alternative.**

**PERMIT IMPLEMENTATION**

38. Pursuant to Section 17.52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.
39. If implemented, said Conditional Use Permit shall undergo a mandatory review to be conducted at the end of five years, December 5<sup>th</sup>, 2027, and shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.
40. The Permittee shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

**End of Conditions**

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Planning Commission of the County of Alameda this 5<sup>th</sup> day of December 2022, pursuant to the following vote:

AYES:

NOES: --

ABSENT:

EXCUSED: --

ABSTAINED: --

**ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY  
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY**

# **EXHIBIT A OF PLANNING COMMISSION RESOLUTIONS MONTE VISTA MEMORIAL GARDENS PROJECT WRITTEN FINDINGS OF SIGNIFICANT EFFECT**

In accordance with State Public Resources Code §21081 and California Environmental Quality Act (CEQA) *Guidelines* Section 15091, the following findings are made and supporting facts provided for each significant environmental effect that has been identified in the Final Environmental Impact Report (EIR) and for which changes to the project and its conditions of approval are required (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the effect, as identified in the final EIR. The findings described below are organized by resource issue, in the same order as the effects are discussed in the EIR. The County’s findings regarding the Monte Vista Memorial Gardens (MVMG or the “Project”) project alternatives follow the individual effect findings. The findings reference the final EIR (part of the record upon which the Planning Commission bases its decision) and mitigation measures in support of the findings.

## **RECORD OF PROCEEDINGS AND CUSTODIAN OF RECORD**

The record upon which all findings and determinations related to the approval of the EIR are based includes the following:

- The EIR and all documents referenced in or relied upon by the EIR;
- All information (including written evidence and testimony) provided by County staff to the Planning Commission relating to the EIR, the approvals, and the Project;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultants who prepared the EIR or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the County from other public agencies related to the Project or the EIR;
- All applications, letters, testimony and presentations relating to the Project;
- All information (including written evidence and testimony) presented at any County hearing related to the Project and the EIR;
- All County-adopted or County-prepared land use plans, ordinances, including without limitation general plans, specific plans, and ordinances, together with environmental review documents, findings, mitigation monitoring programs, and other documents relevant to land use within the area;
- The Mitigation Monitoring and Reporting Program for the Project; and
- All other documents composing the record pursuant to Public Resources Code Section 21167.6(e).

The custodian of the documents and other materials that constitute the record of the proceedings upon which the counties decisions are based is Albert Lopez, Planning Director, or his designee. Such documents and other material are located at 224 Winton Avenue, Room 111, Hayward, California, 94544.

## **CONSIDERATION AND CERTIFICATION OF THE EIR**

In accordance with CEQA, the Planning Commission certifies that the EIR has been completed in compliance with CEQA. The Planning Commission has independently reviewed the record and the EIR prior to certifying the EIR and approving the Project. By these findings, the Planning Commission confirms, ratifies and adopts the findings and conclusions of the EIR as supplemented and modified by these findings. The EIR and these findings represent the independent judgment and analysis of the County and the Planning Commission. The Planning Commission recognizes the EIR may contain clerical errors. The Planning Commission reviewed the entirety of the EIR and bases its determination on the substance of the information it contains. The Planning Commission certifies that the EIR is adequate to support the approval of the action that is the subject of the Draft Resolution to which these CEQA findings are attached.

The Planning Commission certifies that the EIR is adequate to support approval of the Project described in the EIR, each component and phase of the Project described in the EIR, any minor modifications to the Project described in the EIR, and the components of the Project.

## **ABSENCE OF SIGNIFICANT NEW INFORMATION**

The Planning Commission recognizes that the final EIR incorporates information obtained and produced after the draft EIR was completed, and that the EIR contains additions, clarifications, and modifications. The Planning Commission has reviewed and considered the final EIR and all of this information. The final EIR does not add significant new information to the draft EIR that would require recirculation of the EIR under CEQA. The new information added to the EIR does not involve a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure or alternative considerably different from others previously analyzed that the Project sponsor declines to adopt and that would clearly lessen the significant environmental impacts of the Project. In fact, the final EIR identifies the Mitigated Alternative that includes key recommendations from agency comments on the draft EIR to reduce potential environmental effects by eliminating the proposed upper and lower lakes and man-made perennial creek that connected the lakes. No information indicates that the draft EIR was inadequate or conclusory or that the public was deprived of a meaningful opportunity to review and comment on the draft EIR. Thus, recirculation of the EIR is not required. The Planning Commission finds that the changes and modifications made to the EIR after the draft EIR was circulated for public review and comment do not individually or collectively constitute significant new information within the meaning of Public Resources Code Section 21092.1 or Section 15088.5 of the State CEQA *Guidelines*.

## **SEVERABILITY**

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable,

the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the County.

## **FINDINGS ON SIGNIFICANT EFFECTS AND MITIGATION MEASURES**

As demonstrated in the EIR, all potential impacts that may result from the Project are mitigated to acceptable levels with implementation of the identified mitigation measures and there are no remaining significant unavoidable impacts. The draft EIR identified a number of significant and potentially significant environmental effects (or impacts) that may be caused in whole or in part by the Project. All these significant effects can be fully avoided or substantially lessened through the adoption of feasible mitigation measures.

The findings of the Planning Commission with respect to the Project's significant effects and mitigation measures are set forth in the final EIR and the Findings of Fact below.

The Findings set forth below do not attempt to describe the full analysis of each environmental impact contained in the final EIR. Rather, **Table 1** provides the Findings and Recommendations Regarding Significant Impacts Which are Mitigated to a Less-Than Significant Level. **Table 1** includes a description of each impact, applicable mitigation measures identified in the final EIR and adopted by the Planning Commission, and Findings of the Planning Commission regarding the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the final EIR and associated record (described herein) both of which are incorporated by reference. The Planning Commission hereby ratifies, adopts and incorporates the analysis and explanation in the record into these Findings, and ratifies, adopts and incorporates in these Findings the determinations and conclusions of the final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these Findings.

The following general Findings are made by the Planning Commission:

For all impacts identified as less-than-significant in the EIR, the less-than-significant impact determination is hereby confirmed by the Planning Commission based on the evidence and analysis provided in the record. **Table 2** shows project impacts found to be less than significant in the EIR, as such, these impacts do not require mitigation measures.

For all adopted mitigation measures, the Planning Commission hereby directs that the stated mitigation measure (or its equivalent) shall be applied to the proposed Project and each applicable Project element. The Planning Commission finds that each such measure is appropriate and feasible, and will lessen the impact to some degree.

The Planning Commission has adopted all of the mitigation measures identified in the EIR. Some of the measures identified in the EIR may also fall within the jurisdiction and control of other agencies. To the extent any of the mitigation measures are within the jurisdiction of other agencies, the Planning Commission finds those agencies can and should implement those measures within their jurisdiction and control (State CEQA *Guidelines* Section 15091(a)(2)).

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL**

Impact	Mitigation Measure	Findings
<b>3.2 AIR QUALITY</b>		
<p><b>Impact 3.2.2:</b> Project construction activities could result in a cumulatively considerable net increase of emissions of criteria air pollutants and precursors.</p>	<p><b>Mitigation Measure 3.2.2:</b> The Applicant shall require the following BAAQMD recommended basic construction mitigation measures during Project construction:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off site shall be covered.</li> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<b>3.3 BIOLOGICAL RESOURCES</b>		
<p><b>Impact 3.3.1:</b> The Project could impact animal species identified as a candidate, sensitive, or special status, either directly or through habitat modification.</p>	<p><b>Mitigation Measure 3.3.1a: Pre-Construction Surveys</b>                      The Project applicant/construction contractor shall retain a qualified biologist to confirm presence or absence of species of special concern within two weeks of planned construction.</p> <p><b>Mitigation Measure 3.3.1b: Construction Employee Environmental Awareness Training</b>                      The Project applicant/construction contractor shall retain a qualified biologist to conduct environmental awareness training for construction crews before project implementation. The awareness training shall be provided to all construction personnel and shall brief personnel on the need to avoid effects on sensitive biological resources (i.e., special status animal and plant species, wetlands and other waters, and active bird nests). The education program shall include a brief review of the special-status species with the potential to occur in the Project area (including their life history, habitat requirements, and photographs of the species). The training shall identify the portions of the Project area in which the species may occur, as well as their legal status and protection. The program also shall cover the relevant permit conditions and mitigation measures that must be followed by all construction personnel to reduce or avoid effects on these resources during project implementation through completion. The training shall emphasize the role that the construction crew plays in identifying and reporting any special-status species observations to the on-site biologist. Training shall identify the steps to be taken if a special-status species is found within the construction area (i.e., notifying the crew foreman, who would call the designated biologist).</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>		
	<p>An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each crew member. The crew foreman shall be responsible for ensuring that crew members adhere to the guidelines and restrictions. Education programs shall be conducted for appropriate new personnel as they are brought on the job.</p> <p><b>Mitigation Measure 3.3.1c: San Joaquin Kit Fox</b></p> <p>An intensive survey for active San Joaquin kit fox dens will be conducted by a qualified biologist within and surrounding the proposed construction area no less than 14 days and no more than 30 days prior to construction. The USFWS and the CDFW would be immediately contacted if this/these survey(s) determine that the San Joaquin kit fox does occupy construction areas or within the vicinity (200 feet) of ground disturbing activities, either by direct observation or identification of active den site(s). In addition, all ground disturbing work within 200 feet of any active den(s) shall be postponed until the USFWS and/or CDFW provide guidance regarding how to proceed.</p> <p><b>Mitigation Measure 3.3.1d: San Joaquin Coachwhip and other Special-Status Reptiles and Amphibians</b></p> <p>The MVMG Project area will be intensively surveyed for evidence of these reptile species within 30 days prior to construction. As appropriate, based on survey results, temporary fencing designed to prevent the entry of San Joaquin coachwhip shall be installed around the perimeter of all areas proposed for construction. The exclusion fencing shall be installed so that its bottom is buried into the ground 12” and 24” is exposed above ground. Following installation of this temporary fencing, a qualified biologist shall conduct a pre-ground disturbing activities survey to locate any San Joaquin coachwhip within the enclosed area. Any special-status reptiles or amphibians encountered within the fenced area would be captured and trans-located by the qualified biologist to similar suitable habitat on the Project site, in areas not adversely affected by Project activities.</p> <p><b>Mitigation Measure 3.3.1e: Vernal Pool fairy shrimp and longhorn fairy shrimp</b></p> <p>Prior to construction, U.S. Fish &amp; Wildlife Service protocol-level (dry- and wet-season) vernal pool crustacean surveys shall be conducted by a qualified biologist to definitively determine presence or absence of these listed large branchiopods on-site. If no listed large branchiopods are found on-site, and this conclusion is confirmed by the USFWS, no further mitigation would be required. If, however, listed large branchiopods are found, assumed to be present (without surveys), or determined by the USFWS to be on-site, the Project applicant shall mitigate the loss of potential habitat in coordination with the USFWS as part of a Clean Water Act, Section 404 permitting process to provide for preservation of off-site lands that provide habitat for listed large branchiopods according to USFWS required mitigation ratio requirements.</p>	

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>		
	<p><b>Mitigation Measure 3.3.1f: California Red-Legged Frog</b>                      A qualified biologist shall conduct California red-legged frog protocol surveys to determine presence/absence of the species if concluded necessary by the USFWS, in accordance with the USFWS guidance (<i>USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog</i>), which requires up to eight surveys within potential habitat – six surveys within the breeding season (October 1 – June 30) and two surveys during the non-breeding season (July 1 – September 30).</p> <p>A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities during the species’ active season (October 1 – June 30). The Project shall immediately notify the USFWS, CDFW and Alameda County if any individuals or their signs are observed during these surveys.</p> <p>If found on-site, impacts to this species would be minimized and mitigated by erecting temporary exclusion fencing – with the bottom edge buried into the ground around all proposed work area. A qualified biologist (approved by the USFWS and California Department of Fish and Game [CDFG]) shall then relocate California red-legged frogs from within work areas to approved relocation areas.</p> <p><b>Mitigation Measure 3.3.1g: California Tiger Salamander</b>                      A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities and during construction during the species’ active/breeding season – starting October 15 or when rain occurs. The Project would immediately notify the USFWS, CDFW and Alameda County if any individuals or their sign are observed during these surveys. If surveys conducted determined the species to be present, mitigation shall be implemented to meet State and Federal resource agency requirements. This mitigation could be achieved through the purchase of credits at a USFWS-approved mitigation bank, or through the placement of a conservation easement over occupied California tiger salamander habitat. The Natural Resources Conservation District, through the Alameda County Conservation Partnership, provides opportunities for in-lieu fee payments to fund restoration/preservation of California tiger salamander habitat in Alameda County.</p> <p><b>Mitigation Measure 3.3.1h: Swainson’s hawk</b>                      A preconstruction nesting bird survey shall be conducted on-site within 15 days prior to construction if construction associated with the Project would commence between March 1st and September 1st (“the nesting season”). The survey shall include all on-site trees and trees with ¼ mile of the Project site. If disturbance associated with the Project would occur outside of the nesting season, no surveys shall be required.</p> <p>If Swainson’s hawk are identified as nesting on or near the Project site, a non-disturbance buffer of 250-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.</p>	



**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>		
	<p><b>Mitigation Measure 3.3.1i: Special-Status Bird Species</b></p> <p>A qualified biologist would conduct nesting bird surveys within 30 days of initiation of ground disturbing activities within suitable habitat (and within the appropriate nesting season) throughout the Project site to avoid impacts to nesting birds associated with construction. If an active nest is located, all clearing and construction within a buffer as designated appropriate by a biological monitor, shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting, as determined by a qualified biologist.</p> <p>Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. Additional surveys would then be conducted if ground-disturbing activities are delayed due to active bird nesting, until the qualified biologist determines that the young associated with an active nest have fledged.</p> <p><b>Mitigation Measure 3.3.1j: Burrowing Owl</b></p> <p>There are numerous mammal burrows that can act as habitat for this species within the Study Area. A pre-construction burrowing owl survey is recommended within 14-days prior to any site disturbance to ensure no subsequent occupation of, or adverse impacts to potential habitat on the parcel. Therefore, prior to issuance of grading permits, it is recommended that:</p> <p>Four preconstruction site surveys shall be conducted by a qualified biologist. At least one site visit shall occur between 15 February and 15 April. The remaining three survey visits shall occur at least three weeks apart, between 15 April and 15 July (the peak of breeding season), with at least one visit after 15 June. A preconstruction survey by a qualified biologist is conducted. If possible, a winter survey should be conducted between December 1 and January 31 (when wintering owls are most likely to be present) and the nesting season survey should be conducted between April 15 and July 15 (the peak of breeding season). Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are preferable. The survey techniques shall be consistent with the CDFW Staff Report survey protocol (2012) or most recently adopted guidance and include a 260-foot-wide (buffer) zone surrounding the Study Area. Repeat surveys shall also be conducted not more than 30 days prior to initial ground disturbance to inspect for re- occupation and the need for additional protection measures. If no burrowing owls are detected during preconstruction surveys, then no further mitigation is required.</p> <p>If active burrowing owl burrows are identified, Project activities shall not disturb the burrow during the nesting season (February 1–August 31) or until a qualified biologist has determined that the young have fledged, or the burrow has been abandoned. A no disturbance buffer zone of 160-feet is required to be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.</p>	

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>		
	<p>If destruction of the occupied burrow is unavoidable during the non-breeding season, September 1 – January 31, passive relocation of the burrowing owls shall be conducted. Passive relocation involves installing a one-way door at the burrow entrance, encouraging owls to move from the occupied burrow. No permit is required to conduct passive relocation; however, this process shall be conducted by a qualified biologist and in accordance with CDFW guidelines. In addition, to offset the loss of foraging and burrow habitat on the Project site, a minimum of 6.5 acres of foraging habitat (calculated on a 300-ft foraging radius around the burrow) per pair or unpaired resident bird, shall be acquired and permanently protected at a location acceptable to the CDFW.</p> <p><b>Mitigation Measure 3.3.1k: Western Spadefoot Toad</b></p> <p>A qualified biologist shall survey areas of suitable habitat for western spadefoot toad on the Project site, including ruts or small pools within on-site grassland, as well seasonal depressions. The survey shall be conducted during the active season of western spadefoot toad (which corresponds with the rainy season). The survey results shall be submitted to the CDFW and Alameda County prior to construction.</p> <p>If surveys result in the observation of western spadefoot toad within Project impact areas in on-site grassland, observed individuals and/or eggs shall be removed from Project impact areas (with the prior approval of the CDFW) and be relocated to pre-determined suitable habitat in an appropriate area that would not be impacted.</p> <p><b>Mitigation Measure 3.3.1l: American Badger</b></p> <p>A qualified biologist shall conduct preconstruction surveys within on-site suitable habitat for American badger burrows within grassland habitat prior to any ground disturbing activities, including grading, construction, or site preparation activities within 30 days of proposed Project activities. If badgers are observed within Project impact areas in or within 200 feet of on-site grassland, observed individuals shall be captured, removed from Project impact areas through humane exclusion from burrows (with the prior approval of the CDFW), and relocated to suitable habitat in an appropriate area that will not be impacted. This relocation area would preferably be on-site but may also include off-site lands approved CDFW and Alameda County that contains suitable grassland habitat. All ground-disturbing work within 200 feet of the active burrow(s) shall be temporarily postponed if the American badger is observed breeding and denning on-site until direction from CDFW provides guidance regarding how to proceed.</p>	

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>		
<p><b>Impact 3.3.2:</b> The Project could impact plant species identified as a candidate, sensitive, or special status.</p>	<p><b>Mitigation Measure 3.3.2:</b> During the appropriate blooming/flowering season prior to construction, a qualified botanist shall conduct special-status plant species presence/absence surveys within areas proposed for grading or modification, in accordance with <i>Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities</i> (California Department of Fish and Game 2018) to determine which special-status plants with the potential to occur on-site are evident and identifiable on-site. Survey results shall be submitted to the CDFW and Alameda County. If any sensitive plant species are observed during the presence/absence surveys, and it is determined that such plants would be impacted by Project activities, MVMG, CDFW, and the USFWS (if the species is also on the federal list of sensitive species) would be consulted to determine appropriate measures to ensure the protection of the species and its habitat. Such mitigation should include avoidance or, if avoidance is not possible, relocation of affected plants to a mitigation site located in similar habitat within the Project site, in an area where no impacts are expected to occur. The relocation site should be in an area that is protected from impacts through human disturbance by fencing during the season that special-status plant species would be evident and identifiable—i.e., during their blooming season.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<p><b>Impact 3.3.3:</b> The Project could impact wetlands and “other waters of the United States”.</p>	<p><b>Mitigation Measure 3.3.3a:</b> The Project shall avoid all impacts to the 2.1 acres of on-site wetlands. This would include establishing appropriate development setbacks from Project uses and Arroyo Las Positas and the uses that could affect the seasonal wetlands.</p> <p><b>Mitigation Measure 3.3.3b:</b> A Section 404 permit from the U.S. Army Corps of Engineers and a Section 401 water quality certification from the Regional Water Quality Control Board may be required if there are any activities affecting wetlands. The Project shall communicate with the San Francisco Bay Regional Water Quality Control Board (RWQCB) to determine whether CA Dredge &amp; Fill Procedures (aka Waste Discharge Requirement; WDR) permitting would be required and with the California Department of Fish &amp; Wildlife to inquire about a possible 1602 Lake &amp; Streambed Alteration Agreement (LSAA) for the proposed bridges.</p> <p>Any resource permitting with these agencies could also require mitigation of wetland habitat loss through purchase of equivalent wetland credits at an approved Mitigation Bank within the Project’s service area.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<p><b>Impact 3.3.4:</b> The Project could conflict with local policies or ordinances protecting biological resources.</p>	<p>None required for Phase I.</p> <p>Implement Mitigation Measures for Phase II recommended for Impact 3.3.1, Impact 3.3.2, and Impact 3.3.3.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.4 CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES</b>		
<p><b>Impact 3.4.1:</b> The Project could either directly or indirectly result in impacts to cultural resources or Tribal Cultural Resources.</p>	<p><b>Mitigation Measure 3.4.1a:</b> If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to <i>CEQA Guidelines</i> Section 15064.5. If any find is determined to be significant, representatives from the County and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the County shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be instituted. Work may proceed on other parts of the Project site outside the 50-foot area while mitigation for historical resources or unique archaeological resources is being carried out.</p> <p><b>Mitigation Measure 3.4.1b:</b> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Alameda County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.</p> <p>If the Alameda County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).</p> <p>After notification, the NAHC will follow the procedures outlines in Public Resources Code Section (PRC) 5097.98 that include notifications of the most likely descendants (MLDs), and recommendations for the treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.5 GEOLOGY, SOILS AND SEISMICITY</b>		
<p><b>Impact 3.5.1:</b> The Project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.</p>	<p><b>Mitigation Measure 3.5.1a:</b> The Project Applicant shall implement all recommendations outlined in ENGE0’s Geotechnical Exploration Report, including but not limited to construction monitoring recommendations, earthwork recommendations, and foundation recommendations. The Project Applicant shall also implement any recommendations provided by future Supplemental Geotechnical Exploration Report(s) during development of the Project.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<p><b>Impact 3.5.2:</b> The Project could create impacts to topsoil or soil erosion.</p>	<p><b>Mitigation Measure 3.5.2:</b> The Project stormwater system design shall locate and protect all stormwater outfalls to ensure proper stability and erosion protection. This may include energy dissipators, armoring, bio-revetments/gabions, and other erosion and slope protection features.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<p><b>Impact 3.5.4:</b> The Project is located on Expansive Soils.</p>	<p><b>Mitigation Measure 3.5.4:</b> As described in ENGE0’s Geotechnical Exploration Recommendations (2018), building damage due to volume changes associated with expansive soils shall be reduced by: (1) using a rigid mat foundation that is designed to resist the settlement and heave or expansive soil, (2) deepening the foundations to below the zone of moisture fluctuation and/or (3) using a layer of select fill below building locations. Successful performance of structures on expansive soils requires special attention during construction and it is imperative that exposed soils be kept moist prior to placement of concrete for foundation construction. Building-specific geotechnical reports shall include provisions to address expansive soils. These reports shall be reviewed and approved by the County prior to issuance of any building permits.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<p><b>Impact 3.5.5:</b> The Project could directly or indirectly destroy a unique paleontological resource.</p>	<p><b>Mitigation Measure 3.5.5:</b> In the event a paleontological or other geologically sensitive resource (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist. The paleontologist shall notify the appropriate representative at the Counter of Alameda who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant, the County shall implement measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>
<b>3.8 HYDROLOGY AND WATER QUALITY</b>		
<p><b>Impact 3.8.1:</b> The Project could degrade surface or groundwater quality.</p>	<p><b>Mitigation Measure 3.8.1a:</b> The Project applicant shall file an NOI to comply with the Construction General Permit with the San Francisco Bay RWQCB prior to each phase of construction. Individual SWPPPs shall be prepared for each NOI and shall detail the treatment measures and BMPs to control pollutants that shall be implemented and complied with during the construction and post-construction phases of the project. The SWPPPs are subject to approval by the San Francisco Bay RWQCB, which makes the final determination on which BMPs are required for the Project.</p>	<p>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.</p>

**TABLE 1. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL (Continued)**

Impact	Mitigation Measure	Findings
<b>3.8 HYDROLOGY AND WATER QUALITY (cont.)</b>		
	<p><b>Mitigation Measure 3.8.1b:</b> Prior to the issuance of grading permits for the Project, the Project applicant shall submit a Stormwater Control Plan to Alameda County for review and approval. The Stormwater Control Plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the Project site. The plan shall be implemented to the satisfaction of Alameda County prior to building occupancy.</p> <p><b>Mitigation Measure 3.8.1c:</b> Prior to the issuance of grading permits for the Project, the Project applicant shall submit a final drainage plan as prepared by a qualified civil engineer to Alameda County for review and approval. The approved plan shall be incorporated into the Project design and constructed to the satisfaction of Alameda County.</p>	

**TABLE 2. FINDINGS AND RECOMMENDATIONS REGARDING LESS THAN SIGNIFICANT IMPACTS**

Impact	Mitigation Measure	Findings
<b>3.1 AESTHETICS/VISUAL</b>		
<b>Impact 3.1.1:</b> The Project would not affect any scenic vista.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.1 of the Draft EIR
<b>Impact 3.1.2:</b> The Project would alter the existing visual character of the Project site and its surroundings.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.1 of the Draft EIR
<b>3.2 AIR QUALITY</b>		
<b>Impact 3.2.1:</b> The Project could conflict with the BAAQMD’s 2017 Clean Air Plan.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.2 of the Draft EIR
<b>Impact 3.2.3:</b> Project operational activities could result in a cumulatively considerable net increase of emissions of criteria air pollutants and precursors.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.2 of the Draft EIR
<b>Impact 3.2.4:</b> Project operational activities could expose sensitive receptors to substantial concentrations of TACs.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.2 of the Draft EIR
<b>Impact 3.2.5:</b> Project operations could generate odors that could adversely affect a substantial number of people.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.2 of the Draft EIR
<b>3.5 GEOLOGY, SOILS AND SEISMICITY</b>		
<b>Impact 3.5.3:</b> The Project could result in liquefaction, landslides, lateral spreading.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.5 of the Draft EIR
<b>3.6 GREENHOUSE GAS EMISSIONS</b>		
<b>Impact 3.6.1:</b> The Project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.6 of the Draft EIR
<b>Impact 3.6.2:</b> The Project could conflict with the County’s Climate Action Plan, BAAQMD’s Clean Air Plan, or CARB’s 2017 Scoping Plan.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.1 of the Draft EIR
<b>3.7 HAZARDS, HAZARDOUS MATERIALS AND WILDFIRE</b>		
<b>Impact 3.7.1:</b> Project construction activities would use construction materials and fuels considered hazardous, and regular landscape maintenance of the Project site would likely involve the use of hazardous chemicals. Spills or accidents involving hazardous chemicals could occur and result in potential health and environmental impacts.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.7 of the Draft EIR

**TABLE 2. FINDINGS AND RECOMMENDATIONS REGARDING LESS THAN SIGNIFICANT IMPACTS (Continued)**

Impact	Mitigation Measure	Findings
<b>3.7 HAZARDS, HAZARDOUS MATERIALS AND WILDFIRE (cont.)</b>		
<b>Impact 3.7.2:</b> The Project could result in an increased risk in wildfires.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.7 of the Draft EIR
<b>3.8 HYDROLOGY AND WATER QUALITY</b>		
<b>Impact 3.8.2:</b> The Project could potentially decrease groundwater supplies.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.8 of the Draft EIR
<b>Impact 3.8.3:</b> The Project could increase risk of flood hazards or provide sources of polluted runoff.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.8 of the Draft EIR
<b>3.9 LAND USE, PLANNING AND AGRICULTURE</b>		
<b>Impact 3.9.1:</b> The Project would conform to the ECAP and Agricultural Zoning Land Use Designation Requirements.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.9 of the Draft EIR
<b>Impact 3.9.2:</b> The Project would result in a loss of Agricultural Land.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.9 of the Draft EIR
<b>Impact 3.9.3:</b> The Project would conflict with Alameda County General Plan and ECAP Policies.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.9 of the Draft EIR
<b>3.10 NOISE</b>		
<b>Impact 3.10.1:</b> Construction and operation of the Project could increase noise levels at sensitive off-site residential receptors.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.10 of the Draft EIR
<b>3.11 TRANSPORTATION</b>		
<b>Impact 3.11.1:</b> The Project would generate vehicle miles travelled (VMT) that could conflict or be inconsistent with State CEQA <i>Guidelines</i> §15064.3, subdivision (b).	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.11 of the Draft EIR
<b>Impact 3.11.2:</b> The Project could conflict with the City of Livermore General Plan for a connector road to Redwood Road and Springtown Boulevard and the plans for a Private High School north of the Project Site.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.11 of the Draft EIR
<b>Impact 3.11.3:</b> The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.11 of the Draft EIR



**TABLE 2. FINDINGS AND RECOMMENDATIONS REGARDING LESS THAN SIGNIFICANT IMPACTS (Continued)**

Impact	Mitigation Measure	Findings
<b>3.12 PUBLIC SERVICES, UTILITIES, AND SERVICE SYSTEMS</b>		
<b>Impact 3.12.1:</b> The Project could require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, which could cause significant environmental effects.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.12 of the Draft EIR
<b>Impact 3.12.2:</b> The Project could have water demands greater than water supplies.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.12 of the Draft EIR
<b>Impact 3.12.3:</b> The Project could have an impact on a wastewater treatment provider.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.12 of the Draft EIR
<b>Impact 3.12.4:</b> The Project could generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure and would comply with federal, state and local management statutes and regulations related to solid waste.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.12 of the Draft EIR
<b>3.13 ENERGY</b>		
<b>Impact 3.13.1:</b> Project construction or operation could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.13 of the Draft EIR
<b>Impact 3.13.2:</b> The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No significant impact identified; no Mitigation Measure required.	Impact discussion found in Section 3.13 of the Draft EIR

## FINDINGS FOR ALTERNATIVES CONSIDERED IN THE EIR

Section 15091(a)(3) of the State CEQA *Guidelines* requires findings about the feasibility of project alternatives whenever a project within the responsibility and jurisdiction of the lead agency will have a significant environmental effect that has not been mitigated to a less-than-significant level. This EIR has not identified any significant environmental impacts that would be unavoidable with implementation of the Project. All potential impacts would be reduced to levels of less than significant with implementation of mitigation measures (where necessary) as identified in the final EIR.

CEQA requires that EIRs assess feasible alternatives or mitigation measures that may substantially lessen the significant effects of projects prior to approval (Public Resources Code §21002). With the exception of the No Project Alternative, the specific alternatives or types of alternatives that must be assessed are not specified. CEQA “establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its own facts, which in turn must be reviewed in light of the statutory purpose” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d. 553, 556). The legislative purpose of CEQA is to protect public health, welfare and the environment from significant impacts associated with all types of development, by ensuring that agencies regulate activities so that major consideration is given to preventing environmental damage while providing a decent home and satisfying living environment for every Californian (Public Res. Code §21000). In short, the objective of CEQA is to avoid or mitigate environmental damage associated with development.

## IDENTIFICATION OF PROJECT OBJECTIVES

The State CEQA *Guidelines* state that the “range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects” of the project (State CEQA *Guidelines* §15126(d)(2)). Thus, an evaluation of the project objectives is key to determining which alternatives should be assessed in the EIR.

As stated in Chapter 2 of the draft EIR, the Project objectives are:

**Objective 1.** Develop the Project site with a cemetery that would be considered a low-intensity traffic use consistent Alameda County Measure D.

**Objective 2.** Provide a cemetery that is conveniently located for present and future Tri-Valley residents.

**Objective 3.** Provide a Funeral Home building with full-service amenities and staff that support the cemetery mission, including an appropriate and peaceful space for religious ceremony and practices intended to accommodate a wide variety of religious and cultural standards or practices for Tri-Valley residents.

**Objective 4.** A portion of the cemetery would be used to provide a cemetery area that would be exclusively for the Jewish Community. The Jewish community is an estimated 40,000 members in Alameda County, with approximately 10,000 members in the Tri-Valley area. This cemetery

would provide services for Judaism’s three major groups (Orthodox, Conservative and Reform) and accommodate religious restrictions unique to each of the major groups.

## ALTERNATIVES ANALYZED IN THE EIR

The State CEQA *Guidelines* (Section 15126.6(a)) state that the “range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects” of the project. Section 15091 of the State CEQA *Guidelines* further requires that the County identify specific economic, legal, social, technological, or other considerations, such as employment of highly trained workers, which make it infeasible to approve project alternatives identified in the final EIR that would avoid or substantially lessen significant impacts on the environment. The County evaluated the alternatives listed below and makes associated findings.

### No Project Alternative

According to Section 15126.6 (e)(3)(B) of the State CEQA *Guidelines*, if the project is other than a land use or regulatory plan, for example a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed. If the Project is not approved, the Project site would remain undeveloped and would likely continue to support grazing. Tri-Valley residents would have to utilize existing cemeteries in the region or seek cemetery services outside of the region. Furthermore, Tri-Valley residents would not be provided with a cemetery and Funeral Home building with full-service amenities intended to accommodate a wide variety of religious and cultural standards, including a portion of the cemetery dedicated for Judaism’s three major groups.

**Findings and explanation:** Based on the EIR and the entire record before the County, the County finds that the No Project Alternative would avoid irreversibly committing the Project site for cemetery use in perpetuity, and would likely continue to support grazing.

The No Project Alternative would not fulfill any of the Project objectives. Tri-Valley residents would not be provided with a cemetery and Funeral Home building with full-service amenities intended to accommodate a wide variety of religious and cultural standards, including a portion of the cemetery dedicated for Judaism’s three major groups.

For the purpose of meeting the Project objectives, the No Project Alternative would not meet any of the project objectives.

### Reduced Project Footprint Alternative

The Reduced Project Footprint Alternative would limit the Project site to 20 acres, which is consistent with the North Livermore Urban Growth Boundary Initiative. Under the Reduced Project Footprint Alternative, Phase I would be developed identical to the Project (funeral home and entry plaza, the single-story pavilion building, the access road, the parking lot, two interment areas (burial lots), and landscaping. However, to achieve the 20-acre Project site, Phase II would only develop approximately 13.2 acres west of Arroyo Las Positas for interment areas, roads, new wetlands, and landscaping. It is assumed that the lakes would not be developed under the

Reduced Project Footprint Alternative and landscaping areas would be reduced to include as much interment area as possible to support the Project objectives.

**Findings and Explanation:** Based on the EIR and the entire record before the County, the County finds that the Reduced Project Footprint Alternative would result in mostly similar and slightly reduced impacts as compared to the proposed Project.

Overall, the Reduced Project Footprint Alternative would meet or partially meet each of the Project objectives, however it would require a significant reduction in interment areas, which could limit services for future Tri-Valley residents. Furthermore, the Reduced Project Footprint Alternative could potentially reduce the portion of the cemetery used to provide a cemetery exclusively for Judaism's three major groups.

For the purposes of meeting the Project objectives and eliminating significant impacts on land use and planning, the Reduced Project Footprint Alternative is considered feasible but would result in a significant reduction in interment areas (Objective 2).

### **Access Road Coordination Alternative**

The Access Road Coordination Alternative addresses access road issues, provides an update on the status of the Abatement Order resolution, and advances the planning of a potential connection to a proposed offsite trail in the City of Livermore. This Access Road Coordination Alternative would provide a connection that allows for better pedestrian access for the Project to South of Interstate 580 and connect to a planned trail to the north of the Project. As such, it can be considered an entrance road coordination alternative to the Project, affecting primarily the design, construction, and operation of the access road to the Project site.

Under this alternative, the north-south portion of the Las Colinas access road would connect to and enhance the Project (MVMG facilities and grounds) and a proposed offsite trail (biking and walking trail) to the north of the Project site. The offsite trail in the City of Livermore is a currently planned connection between the Las Colinas on the south and Redwood Road on the north, with a path connection (north of Arroyo Seco) also going east to connect with the recently approved Lassen Road Residential Development Project. The improvements to Las Colinas access road for the proposed Project (MVMG facilities and grounds) would be designed to accommodate (connect with) this future trail to the north in the City of Livermore as shown in **Figure 5-1** and **Figure 5-2** of the draft EIR.

**Findings and Explanation:** Based on the EIR and the entire record before the County, the County finds that the Access Road Coordination Alternative would result in a reduced Land Use and Planning impact and similar impacts in all other environmental resource areas as compared to the proposed Project. The Access Road Coordination Alternative is not applicable to Project objectives 2, 3, and 4, and would not hinder those objectives. This Alternative does achieve Project objective 1, as the Project site would be developed with a cemetery.

For the purpose of meeting the Project objectives the Access Road Coordination Alternative is considered feasible and compatible with the Mitigated Alternative.

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires an EIR to examine a range of feasible alternatives to the Project. State CEQA *Guidelines* Section 15126.6(e)(2) requires that the EIR identify which of those alternatives is the environmentally superior alternative. If, in the course of identifying the environmentally superior alternative, the No Project Alternative is found to be the environmentally superior alternative, then Section 15126.6(e)(2) of the State CEQA *Guidelines* requires that the EIR identify which among the other alternatives is the environmentally superior alternative. In the case of this proposed Project and its alternatives, the No Project Alternative fails to meet the Project objectives. Identification of the environmentally superior alternative is an informational procedure and the alternative identified may not be the alternative that best meets the goals or needs of the Project applicant or Alameda County.

Development of the Project would irreversibly commit the Project site for cemetery use in perpetuity, and no portion of the Project site that would be developed is likely to revert to its natural state. The Reduced Project Footprint Alternative meets or partially meets all the Project objectives. The Reduced Project Footprint Alternative only partially meets Objective 2 and 4, since it would limit the Project site to 20 acres compared to 47 acres under the proposed Project. The reduction in Project site size creates a significant reduction in interment areas, which could limit services for future Tri-Valley residents. Furthermore, the Reduced Project Footprint Alternative could potentially reduce the portion of the cemetery used to provide a cemetery exclusively for Judaism's three major groups.

The Access Road Coordination Alternative has no impacts that would be greater than the Project. The Access Road Coordination would result in less impacts to Land Use and Planning. The Draft EIR indicated the Reduced Project Footprint Alternative would be the environmentally superior alternative. The County has determined based on the comments and responses in the Final EIR that the preferred Project is the Mitigated Project Alternative site plan. The Mitigated Alternative removes concerns (from many commenters) about the lakes (the upper and lower lakes) and man-made perennial creek that connected the lakes. The primary water features that were in the proposed Project have been removed. The walkway crossing the wetlands surge area in the original proposed Project is also removed in the Mitigated Alternative. With these modifications, the County considers the Mitigated Alternative the environmentally superior alternative and recommends it be adopted as the Project, as indicated in the FEIR Master Response for the Mitigated Alternative.

## FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IRREVERSIBLE CHANGES

CEQA Section 21100(b)(2)(B) requires that an EIR identify any significant effect on the environment that would be irreversible if the project were implemented. Section 15126.2(c) of the State CEQA *Guidelines* characterizes irreversible environmental changes as those involving a large commitment of nonrenewable resources or irreversible damage resulting from environmental accidents associated with the project.

The Project's significant and irreversible changes are discussed in Section 4.3 of the draft EIR and summarized below. Development of the Project would irreversibly commit the Project site for cemetery use in perpetuity, and no portion of the Project site that would be developed is likely to revert to its natural state. Development of the Project would also result in the commitment of non-renewable resources (e.g., petroleum products and other construction materials) and renewable resources (e.g., wood products) used in construction. Operation of the Cemetery would require a commitment of energy resources (e.g., electricity, water, and natural gas). No other irreversible environmental changes resulting from the Project are anticipated.

## **FINDINGS AND RECOMMENDATIONS REGARDING GROWTH-INDUCING IMPACTS**

Section 15126.2(d) of the State CEQA *Guidelines* states that an EIR should discuss "...the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Growth can be induced in a number of ways, including through elimination of obstacles to growth, through the stimulation of economic activity within the region, or through precedent-setting action.

The Project's growth inducing impacts are discussed in Section 4.1 of the draft EIR.

The proposed Project would not create any growth in population. The Project is expected to create more than 10 permanent professional positions to maintain Project operations. It is unlikely that the Project would attract housing or commercial development to the Project vicinity. Furthermore, the Project vicinity is primarily agricultural.

The Project would not directly or indirectly remove barriers to population growth and/or encourage and facilitate other activities that could significantly affect the environment. The Project would provide a cemetery that is conveniently located for present and future Tri-Valley residents. The presence of a cemetery is not a constraint to the development of new housing or commercial areas and the Project is not anticipated to induce additional growth in the region. Further, the Project would not involve expansion or extension of infrastructure outside of the Project site or the expansion or extension of roadways that could induce unplanned growth adjacent to the Project site. For these reasons, the proposed Project would not directly or indirectly induce substantial population growth. As such, construction and operation of the proposed Project is not expected to have substantial adverse growth inducing impacts.

# DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Programs (MMRPs) are required by the California Environmental Quality Act (CEQA) Section 21081.6 to be adopted by CEQA Lead Agencies for projects having the potential to cause significant environmental impacts. The MMRP describes changes to the project or conditions of project approval that mitigate or avoid the project's potential significant effects on the environment. This MMRP addresses the Monte Vista Memorial Gardens Project. The proposed project is located within Alameda County (County); the County is the Lead Agency under CEQA and has discretionary authority over the proposed project.

Mitigation measures that would reduce or eliminate potential environmental impacts of the proposed project are identified in the Monte Vista Memorial Gardens Project EIR. These mitigation measures will become conditions of project approval if the project is approved. The County is required to verify that all adopted mitigation measures are implemented properly and to ensure compliance, this MMRP (including the checklist) has been formulated. The MMRP shall be adopted, along with CEQA Findings, by the County (Lead Agency) and must be administered by County personnel from the Planning Department. Specific responsibilities are delineated for each measure in the attached checklist table and these responsibilities may be delegated to qualified County staff or consultants.

The checklist within the Draft Mitigation and Monitoring Reporting Program is intended to be used by the applicant, grading/construction contractors, and personnel from the Alameda County Planning Department, as the appointed mitigation implementation and monitoring entities. Information contained within the checklist clearly identifies each mitigation measure, defines the conditions required to verify compliance, and delineates the monitoring schedule. Following is an explanation of the four columns that constitute each MMRP checklist.

Column 1      *Mitigation Measure:* An inventory of each mitigation measure is provided.

Column 2      *Enforcement and Monitoring Responsibility:* Identifies who are responsible for determining compliance with each mitigation measure (e.g., Alameda County Planning Department, construction contractor, project applicant, qualified biologist).

---

Column 3

*Timing/Implementation:* As scheduling is dependent upon the progression of the overall project, specific dates are not used within the “Timing/Implementation” column. Instead, timing describes a logical succession of events (e.g., prior to ground-disturbing activities, etc.) and, if necessary, delineates a follow-up program.

Column 4

*Verification (Date and Initials):* Column is left blank and is to be signed and dated when compliance with the mitigation measure has been met.



**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.2 AIR QUALITY</b>			
<p><b>Mitigation Measure 3.2.2:</b> The Applicant shall require the following BAAQMD recommended basic construction mitigation measures during Project construction:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off site shall be covered.</li> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	Alameda County Planning Department	On-going during construction	
<b>3.3 BIOLOGICAL RESOURCES</b>			
<p><b>Mitigation Measure 3.3.1a: Pre-Construction Surveys</b></p> <p>The Project applicant/construction contractor shall retain a qualified biologist to confirm presence or absence of species of special concern within two weeks of planned construction.</p>	Alameda County Planning Department; Construction Contractor	Within two weeks prior to construction	
<p><b>Mitigation Measure 3.3.1b: Construction Employee Environmental Awareness Training</b></p> <p>The Project applicant/construction contractor shall retain a qualified biologist to conduct environmental awareness training for construction crews before project implementation. The awareness training shall be provided to all construction personnel and shall brief personnel on the need to avoid effects on sensitive biological resources (i.e., special status animal and plant species, wetlands and other waters, and active bird nests). The education program shall include a brief review of the special-status species with the potential to occur in the Project area (including their life history, habitat requirements, and photographs of the species). The training shall identify the portions of the Project area in which the species may occur, as well as their legal status and protection. The</p>	Alameda County Planning Department; Construction Contractor	Prior to and during construction	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p>program also shall cover the relevant permit conditions and mitigation measures that must be followed by all construction personnel to reduce or avoid effects on these resources during project implementation through completion. The training shall emphasize the role that the construction crew plays in identifying and reporting any special-status species observations to the on-site biologist. Training shall identify the steps to be taken if a special-status species is found within the construction area (i.e., notifying the crew foreman, who would call the designated biologist).</p> <p>An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each crew member. The crew foreman shall be responsible for ensuring that crew members adhere to the guidelines and restrictions. Education programs shall be conducted for appropriate new personnel as they are brought on the job.</p>			
<p><b>Mitigation Measure 3.3.1c: San Joaquin Kit Fox</b></p> <p>An intensive survey for active San Joaquin kit fox dens will be conducted by a qualified biologist within and surrounding the proposed construction area no less than 14 days and no more than 30 days prior to construction. The USFWS and the CDFW would be immediately contacted if this/these survey(s) determine that the San Joaquin kit fox does occupy construction areas or within the vicinity (200 feet) of ground disturbing activities, either by direct observation or identification of active den site(s). In addition, all ground disturbing work within 200 feet of any active den(s) shall be postponed until the USFWS and/or CDFW provide guidance regarding how to proceed.</p>	Alameda County Planning Department; Construction Contractor	No less than 14 days and no more than 30 days prior to construction	
<p><b>Mitigation Measure 3.3.1d: San Joaquin Coachwhip and other Special-Status Reptiles and Amphibians</b></p> <p>The MVMG Project area will be intensively surveyed for evidence of these reptile and amphibian species within 30 days prior to construction. As appropriate, based on survey results, temporary fencing designed to prevent the entry of San Joaquin coachwhip shall be installed around the perimeter of all areas proposed for construction. The exclusion fencing shall be installed so that its bottom is buried into the ground 12” and 24” is exposed above ground. Following installation of this temporary fencing, a qualified biologist shall conduct a pre-ground disturbing activities survey to locate any San Joaquin coachwhip within the enclosed area. Any special-status reptiles or amphibians encountered within the fenced area would be captured and trans-located by the qualified biologist to similar suitable habitat on the Project site, in areas not adversely affected by Project activities.</p>	Alameda County Planning Department; Construction Contractor	Within 30 days prior to construction	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p><b>Mitigation Measure 3.3.1e: Vernal Pool fairy shrimp and longhorn fairy shrimp</b>                      Prior to construction, U.S. Fish &amp; Wildlife Service protocol-level (dry- and wet-season) vernal pool crustacean surveys shall be conducted by a qualified biologist to definitively determine presence or absence of these listed large branchiopods on-site. If no listed large branchiopods are found on-site, and this conclusion is confirmed by the USFWS, no further mitigation would be required. If, however, listed large branchiopods are found, assumed to be present (without surveys), or determined by the USFWS to be on-site, the Project applicant shall mitigate the loss of potential habitat in coordination with the USFWS as part of a Clean Water Act, Section 404 permitting process to provide for preservation of off-site lands that provide habitat for listed large branchiopods according to USFWS required mitigation ratio requirements.</p>	Alameda County Planning Department; Construction Contractor	Prior to construction consistent with current protocol	
<p><b>Mitigation Measure 3.3.1f: California Red-Legged Frog</b>                      A qualified biologist shall conduct California red-legged frog protocol surveys to determine presence/absence of the species if concluded necessary by the USFWS, in accordance with the USFWS guidance (<i>USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog</i>), which requires up to eight surveys within potential habitat – six surveys within the breeding season (October 1 – June 30) and two surveys during the non-breeding season (July 1 – September 30).                      A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities during the species’ active season (October 1 – June 30). The Project shall immediately notify the USFWS, CDFW and Alameda County if any individuals or their signs are observed during these surveys.                      If found on-site, impacts to this species would be minimized and mitigated by erecting temporary exclusion fencing – with the bottom edge buried into the ground around all proposed work area. A qualified biologist (approved by the USFWS and California Department of Fish and Game [CDFG]) shall then relocate California red-legged frogs from within work areas to approved relocation areas.</p>	Alameda County Planning Department; Construction Contractor	Six surveys within the breeding season (October 1 – June 30) and two surveys during the non-breeding season (July 1 – September 30).	
<p><b>Mitigation Measure 3.3.1g: California Tiger Salamander</b>                      A qualified biologist shall conduct presence/absence surveys prior to ground-disturbing activities and during construction during the species’ active/breeding season – starting October 15 or when rain occurs. The Project would immediately notify the USFWS, CDFW and Alameda County if any individuals or their sign are observed during these surveys. If surveys conducted determined the species to be present, mitigation shall be implemented to meet State and Federal resource agency requirements. This mitigation could be achieved through the purchase of credits at a USFWS-approved mitigation bank, or through the placement of a conservation easement over occupied California</p>	Alameda County Planning Department; Construction Contractor	Prior to and during construction	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p>tiger salamander habitat. The Natural Resources Conservation District, through the Alameda County Conservation Partnership, provides opportunities for in-lieu fee payments to fund restoration/preservation of California tiger salamander habitat in Alameda County.</p>			
<p><b>Mitigation Measure 3.3.1h: Swainson’s hawk</b>                      A preconstruction nesting bird survey shall be conducted on-site within 15 days prior to construction if construction associated with the Project would commence between March 1st and September 1st (“the nesting season”). The survey shall include all on-site trees and trees with ¼ mile of the Project site. If disturbance associated with the Project would occur outside of the nesting season, no surveys shall be required.</p> <p>If Swainson’s hawk are identified as nesting on or near the Project site, a non-disturbance buffer of 250-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.</p>	<p>Alameda County Planning Department;                      Construction Contractor</p>	<p>Within 15 days prior to construction</p>	
<p><b>Mitigation Measure 3.3.1i: Special-Status Bird Species</b>                      A qualified biologist would conduct nesting bird surveys within 30 days of initiation of ground disturbing activities within suitable habitat (and within the appropriate nesting season) throughout the Project site to avoid impacts to nesting birds associated with construction. If an active nest is located, all clearing and construction within a buffer as designated appropriate by a biological monitor, shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting, as determined by a qualified biologist.</p> <p>Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. Additional surveys would then be conducted if ground-disturbing activities are delayed due to active bird nesting, until the qualified biologist determines that the young associated with an active nest have fledged.</p>	<p>Alameda County Planning Department;                      Construction Contractor</p>	<p>Within 30 days of initiation of ground disturbing activities</p>	
<p><b>Mitigation Measure 3.3.1j: Burrowing Owl</b>                      There are numerous mammal burrows that can act as habitat for this species within the Study Area. A pre-construction burrowing owl survey is recommended within 14-days prior to any site disturbance to ensure no subsequent occupation of, or adverse impacts to potential habitat on the parcel. Therefore, prior to issuance of grading permits, it is recommended that:</p>	<p>Alameda County Planning Department;                      Construction Contractor</p>	<p>Preconstruction site surveys during seasons as specified and repeat surveys within 30 days prior to any site disturbance</p>	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p>Four preconstruction site surveys shall be conducted by a qualified biologist. At least one site visit shall occur between 15 February and 15 April. The remaining three survey visits shall occur at least three weeks apart, between 15 April and 15 July (the peak of breeding season), with at least one visit after 15 June. Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are preferable. The survey techniques shall be consistent with the CDFW Staff Report survey protocol (2012) or most recently adopted guidance and include a 260-foot-wide (buffer) zone surrounding the Study Area. Repeat surveys shall also be conducted not more than 30 days prior to initial ground disturbance to inspect for re- occupation and the need for additional protection measures. If no burrowing owls are detected during preconstruction surveys, then no further mitigation is required.</p> <p>If active burrowing owl burrows are identified, Project activities shall not disturb the burrow during the nesting season (February 1–August 31) or until a qualified biologist has determined that the young have fledged, or the burrow has been abandoned. A no disturbance buffer zone of 160-feet is required to be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.</p> <p>If destruction of the occupied burrow is unavoidable during the non-breeding season, September 1 – January 31, passive relocation of the burrowing owls shall be conducted. Passive relocation involves installing a one-way door at the burrow entrance, encouraging owls to move from the occupied burrow. No permit is required to conduct passive relocation; however, this process shall be conducted by a qualified biologist and in accordance with CDFW guidelines. In addition, to offset the loss of foraging and burrow habitat on the Project site, a minimum of 6.5 acres of foraging habitat (calculated on a 300-ft foraging radius around the burrow) per pair or unpaired resident bird, shall be acquired and permanently protected at a location acceptable to the CDFW.</p>			
<p><b>Mitigation Measure 3.3.1k: Western Spadefoot Toad</b></p> <p>A qualified biologist shall survey areas of suitable habitat for western spadefoot toad on the Project site, including ruts or small pools within on-site grassland, as well seasonal depressions. The survey shall be conducted during the active season of western spadefoot toad (which corresponds with the rainy season). The survey results shall be submitted to the CDFW and Alameda County prior to construction.</p> <p>If surveys result in the observation of western spadefoot toad within Project impact areas in on-site grassland, observed individuals and/or eggs shall be removed from Project impact areas (with the prior approval of the CDFG) and be relocated to pre-determined suitable habitat in an appropriate area that would not be impacted.</p>	Alameda County Planning Department; Construction Contractor	Prior to construction during rainy season	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p><b>Mitigation Measure 3.3.1I: American Badger</b>                      A qualified biologist shall conduct preconstruction surveys within on-site suitable habitat for American badger burrows within grassland habitat prior to any ground disturbing activities, including grading, construction, or site preparation activities within 30 days of proposed Project activities. If badgers are observed within Project impact areas in or within 200 feet of on-site grassland, observed individuals shall be captured, removed from Project impact areas through humane exclusion from burrows (with the prior approval of the CDFW), and relocated to suitable habitat in an appropriate area that will not be impacted. This relocation area would preferably be on-site but may also include off-site lands approved CDFW and Alameda County that contains suitable grassland habitat. All ground-disturbing work within 200 feet of the active burrow(s) shall be temporarily postponed if the American badger is observed breeding and denning on-site until direction from CDFW provides guidance regarding how to proceed.</p>	Alameda County Planning Department; Construction Contractor	Within 30 days prior to site disturbance	
<p><b>Mitigation Measure 3.3.2:</b> During the appropriate blooming/flowering season prior to construction, a qualified botanist shall conduct special-status plant species presence/absence surveys within areas proposed for grading or modification, in accordance with <i>Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities</i> (California Department of Fish and Game 2018) to determine which special-status plants with the potential to occur on-site are evident and identifiable on-site. Survey results shall be submitted to the CDFW and Alameda County. If any sensitive plant species are observed during the presence/absence surveys, and it is determined that such plants would be impacted by Project activities, MVMG, CDFW, and the USFWS (if the species is also on the federal list of sensitive species) would be consulted to determine appropriate measures to ensure the protection of the species and its habitat. Such mitigation should include avoidance or, if avoidance is not possible, relocation of affected plants to a mitigation site located in similar habitat within the Project site, in an area where no impacts are expected to occur. The relocation site should be in an area that is protected from impacts through human disturbance by fencing during the season that special-status plant species would be evident and identifiable—i.e., during their blooming season.</p>	Alameda County Planning Department; Construction Contractor	Prior to construction in accordance with protocols.	
<p><b>Mitigation Measure 3.3.3a:</b> The Project shall avoid all impacts to the 2.1 acres of on-site wetlands. This would include establishing appropriate development setbacks from Project uses and Arroyo Las Positas and the uses that could affect the seasonal wetlands.</p>	Alameda County Planning Department; Construction Contractor	On-going	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.3 BIOLOGICAL RESOURCES (cont.)</b>			
<p><b>Mitigation Measure 3.3.3b:</b> A Section 404 permit from the U.S. Army Corps of Engineers and a Section 401 water quality certification from the Regional Water Quality Control Board may be required if there are any activities affecting wetlands. The Project shall communicate with the San Francisco Bay Regional Water Quality Control Board (RWQCB) to determine whether CA Dredge &amp; Fill Procedures (aka Waste Discharge Requirement; WDR) permitting would be required and with the California Department of Fish &amp; Wildlife to inquire about a possible 1602 Lake &amp; Streambed Alteration Agreement (LSAA) for the proposed bridges.</p> <p>Any resource permitting with these agencies could also require mitigation of wetland habitat loss through purchase of equivalent wetland credits at an approved Mitigation Bank within the Project’s service area.</p>	Alameda County Planning Department; Construction Contractor	On-going	
<b>3.4 CULTURAL RESOURCES ND TRIBAL CULTURAL RESOURCES</b>			
<p><b>Mitigation Measure 3.4.1a:</b> If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to <i>CEQA Guidelines</i> Section 15064.5. If any find is determined to be significant, representatives from the County and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the County shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be instituted. Work may proceed on other parts of the Project site outside the 50-foot area while mitigation for historical resources or unique archaeological resources is being carried out.</p>	Alameda County Planning Department; Construction Contractor; consulting archaeologist	Immediately upon discovery	
<p><b>Mitigation Measure 3.4.1b:</b> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Alameda County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to</p>	Alameda County Planning Department; Alameda County Coroner	Immediately upon discovery	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.4 CULTURAL RESOURCES ND TRIBAL CULTURAL RESOURCES (cont.)</b>			
<p>his or her authorized representative. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.</p> <p>If the Alameda County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).</p> <p>After notification, the NAHC will follow the procedures outlines in Public Resources Code Section (PRC) 5097.98 that include notifications of the most likely descendants (MLDs), and recommendations for the treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).</p>			
<b>3.5 GEOLOGY, SOILS AND SEISMICITY</b>			
<p><b>Mitigation Measure 3.5.1a:</b> The Project Applicant shall implement all recommendations outlined in ENGEO’s Geotechnical Exploration Report, including but not limited to construction monitoring recommendations, earthwork recommendations, and foundation recommendations. The Project Applicant shall also implement any recommendations provided by future Supplemental Geotechnical Exploration Report(s) during development of the Project.</p>	Alameda County Planning Department; Construction Contractor	Prior to and during construction.	
<p><b>Mitigation Measure 3.5.1b:</b> The proposed lakes shall be designed under static and seismic loading conditions to ensure that the likelihood of lake system failure during a major earthquake event is minimal. Lake designs shall be reviewed and approved by the County Public Works Department prior to construction. <i><b>Removed in Final EIR. Not required for Mitigated Alternative as previously proposed lakes are not included in the Mitigated Alternative.</b></i></p>	Not applicable	Not applicable	
<p><b>Mitigation Measure 3.5.2:</b> The Project stormwater system design shall locate and protect all stormwater outfalls to ensure proper stability and erosion protection. This may include energy dissipators, armoring, bio-revetments/gabions, and other erosion and slope protection features.</p>	Alameda County Planning Department; Construction Contractor	Prior to construction	



**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.5 GEOLOGY, SOILS AND SEISMICITY (cont.)</b>			
<p><b>Mitigation Measure 3.5.4:</b> As described in ENGEO’s Geotechnical Exploration Recommendations (2018), building damage due to volume changes associated with expansive soils shall be reduced by: (1) using a rigid mat foundation that is designed to resist the settlement and heave or expansive soil, (2) deepening the foundations to below the zone of moisture fluctuation and/or (3) using a layer of select fill below building locations. Successful performance of structures on expansive soils requires special attention during construction and it is imperative that exposed soils be kept moist prior to placement of concrete for foundation construction. Building-specific geotechnical reports shall include provisions to address expansive soils. These reports shall be reviewed and approved by the County prior to issuance of any building permits.</p>	Alameda County Planning Department	Prior to issuance of building permits	
<p><b>Mitigation Measure 3.5.5:</b> In the event a paleontological or other geologically sensitive resource (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist. The paleontologist shall notify the appropriate representative at the Counter of Alameda who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant, the County shall implement measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.</p>	Alameda County Planning Department; Qualified Paleontologist	Immediately upon discovery	
<b>3.8 HYDROLOGY AND WATER QUALITY</b>			
<p><b>Mitigation Measure 3.8.1a:</b> The Project applicant shall file an NOI to comply with the Construction General Permit with the San Francisco Bay RWQCB prior to each phase of construction. Individual SWPPPs shall be prepared for each NOI and shall detail the treatment measures and BMPs to control pollutants that shall be implemented and complied with during the construction and post-construction phases of the project. The SWPPPs are subject to approval by the San Francisco Bay RWQCB, which makes the final determination on which BMPs are required for the Project.</p>	Alameda County Planning Department; Construction Contractor	Prior to each phase of construction	
<p><b>Mitigation Measure 3.8.1b:</b> Prior to the issuance of grading permits for the Project, the Project applicant shall submit a Stormwater Control Plan to Alameda County for review and approval. The Stormwater Control Plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the Project site. The plan shall be implemented to the satisfaction of Alameda County prior to issuance of grading permits.</p>	Alameda County Planning Department; Construction Contractor	Prior to the issuance of grading permits.	

**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – MONTE VISTA MEMORIAL GARDENS**

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
<b>3.8 HYDROLOGY AND WATER QUALITY (cont.)</b>			
<p><b>Mitigation Measure 3.8.1c:</b> Prior to the issuance of grading permits for the Project, the Project applicant shall submit a final drainage plan as prepared by a qualified civil engineer to Alameda County for review and approval. The approved plan shall be incorporated into the Project design and constructed to the satisfaction of Alameda County.</p>	<p>Alameda County Planning Department; Construction Contractor</p>	<p>Prior to the issuance of grading permits</p>	
<p><b>Mitigation Measure 3.8.1d:</b> The lakes shall be maintained on a regular basis by the Project Applicant (or successors-in-interest). Inspections of the lakes shall be conducted at least once a year between July 1<sup>st</sup> and September 1<sup>st</sup>. Accumulations of sediment and debris may occur in the lakes. Therefore, the lakes shall be inspected, and excess sediments and debris removed prior to the rainy season, and after heavy rain events. An annual inspection and maintenance report shall be prepared by the property owner and submitted to Alameda County by October 15 of each year, at the property owner’s expense. <u><i>Removed in Final EIR. Not required for Mitigated Alternative as previously proposed lakes are not included in the Mitigated Alternative.</i></u></p>	<p>Not applicable</p>	<p>Not applicable</p>	

ALAMEDA COUNTY  
**HEALTH CARE SERVICES AGENCY**

Colleen Chawla, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Land Use Program  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

July 23, 2019

Monte Vista Memorial Investment Group LLC

Owner

Las Colinas Rd, Livermore

Subject: Onsite Wastewater Treatment System (OWTS) Design Review Letter

Sunnyslope Avenue, Castro Valley CA (APN 99-15-16-3)

Dear Mr. Kliment:

The Onsite Wastewater Treatment System (OWTS) plans for the subject property have been reviewed. We are rejecting the plans for substantial non-compliance. This letter transmits comments on all major issues but does not discuss every minor detail.

Due to the complexity of this project, interagency meetings are required to resolve project issues with other local, state and federal agencies. Interagency coordination includes meeting with the following entities:

- USACE
- San Francisco Bay Regional Water Quality Control Board (SFRWQCB)
- California Department of Fish and Wildlife
- Us Fish and Wildlife Services
- CDA
- ACDEH
- Alameda County Public Work Agency
- Alameda County Fire Department
- Zone 7 Water Agency
- City of Livermore Community and Economic Development Department

Due to all interagency meetings, fees related to 10 hours of staff time in addition to plan review will need to be submitted with the revised OWTS plans and supplemental documents.

### **OWTS Design Documents**

On November 27, 2018, ACDEH received a Service Request Application and fees for an OWTS Design Plan Review and the following associated documents prepared by Campi Engineering (Campi) on your behalf:

- “Sewage Disposal System Site Plan, Monte Vista Memorial Gardens, Livermore”, dated November 16, 2018, prepared by Campi Engineering;
- “On-Site Sewage Disposal System Design Report”, dated November 16, 2018, prepared by Campi Engineering;

During our review of the above listed OWTS design documents ACDEH also reviewed the following additional documents containing information pertinent to the siting and design of the proposed OWTS:

- “Geotechnical Exploration, Monte Vista Memorial Gardens, 3656 Las Colinas Road, Livermore, California”, dated December 21, 2018 and prepared by ENGE0, Incorporated (ENGE0);
- “Will Serve Letter, Tract or Parcel Map No.: 902-008-005-05, Developer: Monte Vista Memorial Gardens”, dated November 12, 2014, prepared by California Water Service Company;
- Monte Vista Memorial Investment Group, LLC, Project Design Set, Application # PLN2017-00194, Monte Vista Memorial Gardens, Livermore, CA
  - ✓ Cover Sheet, dated May 1, 2018
  - ✓ Overall Master Plan (Sheet L-1), dated May 9, 2018, prepared by Camp & Camp Planning & Landscape Architecture (Camp & Camp)
  - ✓ Entry Planting Plan (Sheet L-3), dated May 9, 2019, prepared by Camp & Camp
  - ✓ Pump House Floor Plan and Elevation (Sheet No. PUMP-2), dated May 5, 2018, prepared by Consulting Engineers
  - ✓ Conceptual Elevations (Sheet A1), dated May 5, 2018, prepared by Edward C. Novak (Novak)
  - ✓ Conceptual Layout (Sheet A4 and A5), dated May 5, 2018, prepared by Novak
  - ✓ Key Site Plan (Sheet C-1.0), dated May 5, 2018, prepared by Consulting Engineers (Consulting)
  - ✓ Site Grading Plan (Sheet C-2.0), dated May 5, 2018, prepared by Consulting
  - ✓ Site Drainage Plan (Sheet C-3.0), dated May 5, 2018, prepared by Consulting
  - ✓ Site Utilities Plan (Sheet C-4.0), dated May 5, 2018, prepared by Consulting
  - ✓ Erosion Control Plan (Sheet C-5.0), dated May 5, 2018, prepared by Consulting
  - ✓ Erosion Control Details (Sheet C-5.1), dated May 5, 2018, prepared by Consulting
- Monte Vista Memorial Gardens, Permit Plan Set, dated February 2, 2019, prepared by Consulting Engineers
  - ✓ Key Site Plan (Sheets C-0)
  - ✓ Key Site Plan Details (Sheets C-0.1 to C-0.4)

- ✓ Overall Site Surface Plan (Sheet C-1)
  - ✓ Site Section Plans (Sheets C-1.1 to C-1.18)
  - ✓ Site Grading Plan – Building Pads (Sheet C-2)
  - ✓ Site Drainage Plan (Sheet C-2.1)
  - ✓ Site Utilities Plan (Sheet C-2.2)
  - ✓ Site Grading Plan – Burial Lots, Lakes and River (Sheet C-3)
  - ✓ Roadway Layout, Alignment and Profile, Cross Sections (Sheets C-4, C-4.1, C-5, C-6, C-6.1 to C-6.5 0)
- ALTA/ACSM Land Title Survey of the Lands of Monte Vista Memorial Investment Group, LLC APN: 009-0015-016-03, dated November 17, 2017, and prepared by Hogan Land Services
  - Cleanup and Abatement Order No. R2-2017-1021, Timothy Starkweather, Jean A. Porlier, Joan A. Boblitt, William E. Vidalin, and Robert V. Vidalin, For Properties: Assessor Parcel Numbers: 902-0008-005-05, 902-0008-005-09, Las Colinas Road, Livermore, transmittal letter dated May 16, 2017, prepared by the San Francisco Regional Water Quality Control Board (Water Board).

## Plan Review Comments

### Chapter 41 (System Design Approval Requirements)

*41.1.B.2.a. Site Plan. The plans shall utilize the site plan prepared in accordance with the requirements of Chapter 6 of this Manual as the base map. If the site plan is prepared by a Qualified Professional other than the System Designer a copy of the site plan and topographic base map, signed and stamped by the individual who prepared the plan, must be provided to the Department with the design documents.*

- The site plans presented in the Planning and Building permit submittals differ from the site plan utilized in the OWTS plans. The OWTS plans must be revised to be consistent with submittals to other permitting agencies.
- The OWTS design plans dated November 16, 2018 utilize the same base map as the OWTS plans dated May 22, 2015. Sheet S1 of the OWTS design plans has a note that states “The location of all site features are approximate. Contractor shall notify engineer immediately of any plan discrepancies for interpretation. Site plans by others”. The plans do not reference the Qualified Professional who prepared the topographic base map and site plan or the date of the plans. ACDEH notes that the base map utilized in the OWTS design plans does not match the Land Title Survey prepared by Hogan. The OWTS plans must be revised to utilize and reference the current topographic base map for the site.

## 6.7.B. FEATURES WITHIN 50 FEET OF SYSTEM COMPONENTS

1. The following features (existing and proposed) may be relevant and must be shown on the site plans if they are within fifty (50) feet of existing and proposed Systems:

*b. Surface water and groundwater drainage structures (e.g., infiltration trenches, interceptor drains, roof run-off piping, sumps, swales, v-ditches, canals, culverts, energy dissipaters, outfalls, etc.);*

Sheet C-5.0 and C-5.1 of the Planning permit plans shows the alignment and dimensions of a swale adjacent to the southern and eastern boundaries of the OWTS dispersal field. Discuss setbacks (Table 5-7 of 4 x depth or 25 feet minimum), sizing of swale, and discharge location.

Sheet C-2.0 shows overland flow 1.5% from parking lot to dispersal field. Revise plans to divert overland flow from OWTS components.

*e. Subsurface utility lines (existing and proposed electrical, sewer, water, gas, etc.);*

The alignments of subsurface utilities on the site development plans and the OWTS plans do not match. Revise plans so that they are consistent with other plan documents

*f. Landscaped/irrigated areas;*

*l. Trees or vegetation that pose a construction or operational concern for the Onsite Wastewater Systems; and*

- *Sheets L-1, L-3 shows 36-inch box laurel trees and 15 gallon shrubs planted along southern and eastern edges of drainage field, native grass on drainage field, notes indicate al landscaped areas to be irrigated. Explain how this affects dispersal area ground saturation (provide justification that roots will not interfere with system function and if there is irrigation on or in the vicinity of the leachfield causing saturation that it does not affect functionality)*

#### 6.7.C. FEATURES WITHIN 100 FEET OF SYSTEM COMPONENTS

1. *The following features may be relevant and must be shown on the site plans if they are within one hundred (100) feet of existing and proposed Onsite Wastewater Systems.*

*d. Private existing, abandoned, and proposed potable water supply sources (springs or wells) and associated appurtenances including water storage and treatment facilities (e.g., storage tanks, pump houses, water softener ponds, etc.);*

- The site development plans and the OWTS Plans all depict a stormwater collection and storage system consisting catch basins, storm drains and eight 8-foot diameter by 40-foot long underground cisterns. The plans show a pump house with a well and a reverse osmosis system.

It is ACDEH's understanding that the captured stormwater will be used to recharge ponds and for landscape irrigation. Details, cross-section and specifications must be provided for this system to (a) show how the system operates; (b) verify that it will not interfere with the wastewater dispersal system installation and operation; (c) verify it will not be used for potable water supply; and (d) show how the reverse osmosis waste will be handled.

- There are inconsistencies in the locations of the stormwater collection and storage system components on the different plan sets. Sheet C-2.2 of the Permit Plan Set prepared by Consulting Engineers dated 2/2/2019 shows the cisterns within the proposed OWTS drainage field area. The OWTS Plans show the cistern located approximately 30 feet to the west of the OWTS drainage field.

*e. Perennial or intermittent watercourses (measured from the natural or levied top of bank or highwater mark if no defined bank);*

- The top of bank of the Las Positas Creek must be shown on the topographic base map and the setback to the OWTS delineated.

*h. Floodplain boundaries (100-year);*

- The OWTS Plans show boundary lines for "Flood Zone X" and "Flood Zone AE". These boundary lines do not match the boundary lines for the flood zones depicted on the Land Title Survey. The OWTS Plans must be revised to show the correct flood plain boundary lines. The OWTS Designer must consult Zone 7 Water Agency and Alameda County Public Works Agency to determine the flood plain boundaries.
- The OWTS must be outside the 100-year flood plain.

#### 6.7.D.1. FEATURES WITHIN 200 FEET OF SYSTEM COMPONENTS

*Section 7.5.5 of The Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (State OWTS Policy), adopted by the State Water Resources Control Board, which took effect on May 13, 2013 requires a minimum horizontal setback from any OWTS treatment component and dispersal systems of 200 feet from wetlands.*

- The Monte Vista Memorial Project Design Set plans shows an area for wetland mitigation to the west of the wastewater dispersal field that is not shown on the OWTS plans. The OWTS Plans must be revised to show the wetland boundaries and corresponding setbacks to the OWTS.
- Figures 1 and 2 of the Regional Water Board's CAO for Unpermitted Placement of Fill into Wetlands show the locations of wetland delineations on the property to the east of the site. The OWTS Plans must be revised to show the wetland boundaries and corresponding setbacks to the OWTS.

## 10.1 PROJECTS REQUIRING CUMULATIVE IMPACT ASSESSMENTS

### A. WHEN REQUIRED

2. *Projects where cumulative impact assessments are required are listed in Table 10-1 (included at the end of this chapter).*

- Table 10-1 requires a cumulative impact assessment (both groundwater mounding analysis and nitrogen loading analysis) for a non-residential system with flows greater than 2,500 gallons per day. The OWTS Basis of Design Report must be revised to include a cumulative impact assessment.

4. *Criteria for assessing hydrological impacts for groundwater mounding or nitrogen loading will be considered on a case-by-case basis. The Department may rely upon Regional Water Board or Zone 7 staff or a third-party consultant to assist in the review. Costs for retaining a third-party consultant are the responsibility of the Applicant.*

## 11.1 PROJECTS REQUIRING GEOTECHNICAL EVALUATIONS

### A. WHEN REQUIRED

1. *Geotechnical evaluations shall be required in any of the following circumstances:*

c. *When a proposed Onsite Wastewater System is located within an earthquake fault zone or a seismic hazard zone, as delineated on the official maps published for that purpose by the USGS, or when such hazards are otherwise known or suspected in the location of the Onsite Wastewater System; (Geotechnical Engineer must evaluate the OWTS being proposed in a liquefaction zone).*

Dispersal area is located in a liquefaction zone – Geotechnical report recommendation and conclusions indicate expansive clay across site. OWTS Designer and Geotechnical Engineer **MUST RESOLVE** the issue related to expansive clay and liquefaction zone. In addition, the Geotechnical Engineer must provide comment in regards to the location of the dispersal field area and its suitability.

### OWTS Design - Plan Review Comments

This should not be considered a complete review of the OWTS Design Plans. Major issues are addressed below as well as some minor issues that were determined upon a preliminary review of the proposed OWTS design.

### General Plan Comments:

- The Plans show a six (6) inch sanitary sewer (SS) line extending from the proposed facility to a City of Livermore sewer line. Please clarify what the purpose of this sewer line is and if it is still proposed.
- The OWTS design site plan shows a tank detail with illegible labels that appears to not be connected to anything. Please clarify what this is and revise plans to remove or clarify this detail.



### Chapter 8 (Soil Percolation Testing Requirements):

- 8.2: Please follow the percolation rate requirements discussed in this section. The percolation rates proposed on the design documents have not been adjusted as specified in section 8.2.c.
- 8.3.B.2: Soil profiles in the design documents show a large amount of silt-clay loam. Table 8-4 associates silt-clay loam with a percolation rate of 46-60mpi. Percolation rates in the OWTS design documents do not match with associated soil types based on Table 8-4. Please clarify and provide a justification for this.

### Chapter 9 (Groundwater Level Determination Requirements):

- 9.1.A: Please estimate anticipated high seasonal groundwater in the OWTS vicinity and ensure that it meets requirements.

### Chapter 10 (Cumulative Impact Assessment Requirements):

- 10.1: Per Table 10-1 a Cumulative Impact Assessment (Groundwater Mounding Analysis and Nitrogen Loading Analysis) is required for non-residential type projects with a design wastewater flow larger than 2,500 gallons per day (gpd). This assessment should provide clarification regarding the faint mottling noted in the soil profile data provided in the OWTS basis of design report.
- Per Table 10-5 the maximum allowable annual nitrogen loading for this parcel is 714 lb-N/year. Please provide calculations and documentation necessary to ensure that this requirement is met.

### Chapter 14 (Wastewater Design Flow Requirements):

- 14.3.A.4: For facilities not listed in Table 14-2 wastewater design flows are to be estimated based on either: a. Appropriate literature references (e.g., USEPA) for the type of facility proposed; or b. Documented wastewater flow monitoring data for a comparable facility. The wastewater design flow calculations proposed are not supported. Planning Department plan sheet A4 and A5 should include the building layout, plumbing fixtures, hours and type of operations. Please provide a description of the shifts and type of work of all employees. On the Planning Department plans, Building B shows a "prep" kitchen, a kosher kitchen, and men and women's restrooms. Building A shows a morgue and "prep" room, chemical disposal, a janitorial space, as well as men and women's restrooms. (Will wastewater be generated during washing of bodies, cleaning chemicals, etc.?) Please characterize and quantify the amount of wastewater that will be produced.

### Chapter 15 (Wastewater Design Strength Requirements):

- 15.3.A.3: Please include an analysis to quantify physical, chemical and biological constituents found in non-residential wastewater.
- 15.4: Using Table 15-1 please determine whether the wastewater produced by the proposed facility will be high strength or domestic strength wastewater. If it is high strength provide an explanation of how it will be treated.

### Chapter 16 (General Tank Requirements):

- 16.1 & 16.2 & 16.4: Please provide the tank cutsheets and manufacturer's specifications to ensure that the tank meets all requirements in these sections (IAPMO approval, materials, etc.).
- 16.2.E.2: Show cleanouts on the plans between each structure and/or building directly connected to a tank and at other appropriate locations in the piping system.

### Chapter 25 (Subsurface Dispersal System General Requirements):

- 25.4: Please include the ground slope of the dispersal system and ensure it meets the requirements specified.
- 25.6.B.1.c: Please identify the reserve area on the plans and describe how it will be fully protected. The OWTS plans show some percolation test holes located on the adjacent property. Please ensure that the reserve area is located on the subject property.
- 25.7.B.2: OWTS performance monitoring wells shall extend from the ground surface to a depth of three (3) feet below the bottom of the dispersal system or to contact with impermeable materials, whichever is less. The proposed performance wells appear to only extend five (5) feet below ground surface which is only two (2) feet below the bottom of the dispersal system. Please alter the design to meet this requirement.

### Chapter 28 (Pressure Dosed Trench Dispersal System Requirements):

- What is the "Cultec Contactor 100HD heavy duty chamber" for in D2/17? Is this an alternate experimental chamber? If it is, please provide more information as to why this is needed and the design details.
- The plans show 24 sets of 95 feet long trenches. Three (3) of these lines appear to be "experimental" trenches (D2/17). What is the reason for this?
- What is the "Mercoïd Pressure Transducer" for in D2/16? Please provide the design details for this as well as more information as to why this is needed.
- Per Table 28-4, the maximum depth of drain rock over the pipe in a pressure dosed trench should be 3 inches. Please adjust accordingly.
- 28.8.A.3: Dispersal trenches shall be installed on contour to the greatest extent practicable. Please draw contours on the plans and show that trenches are drawn on contour.
- Please provide all specifications for OWTS tanks, drainage lines and components.
- The basis of design for trench configuration does not meet regulations. (The plans show a pressure transducer, an irregular trench shape (T) trench, river rock versus gravel, an experimental trench, etc.) Please adjust the trench design so that it adheres to current regulations.

Chapter 42 (System Installation and Removal Requirements):

Please note that system installation requirements are to be followed as specified in Chapter 42.

Chapter 43 (System OM&M Requirements):

Please note that system OM&M requirements are to be followed as specified in Chapter 43. A monitoring program is required and shall be included in the OM&M manual.

Should you have any questions or concerns regarding this correspondence, please call Dilan Roe at (510) 567-6767 or send me an electronic mail message at [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org).

Sincerely,



**Dilan Roe, PE, C73703**

*Chief – Land Water Division*

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

510.567.6767; Ext. 36767

QIC: 30440

[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)





# Alameda County Fire Department

## Fire Prevention Bureau

### Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

4/26/22

Alameda County  
Community Development Agency  
Planning Department  
224 West Winton Ave., Room 111  
Hayward, California 94544

<b>To</b>	Albert Lopez	<b>PLN #</b>	2017-00194
<b>Address</b>	3656 Las Colinas Rd. Livermore		
<b>Job Description</b>	To allow for a crematorium and funeral home. Located at US HWY 50 E (unincorporated) side; North; Distance; end; Direction: West; of cross St: I-580. Livermore.		
<b>Reviewed By</b>	Yvonne Fluehr	<b>Review</b>	2

### **APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS - WITH CUSTOMER FOR RESPONSE**

**Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.**

**Re-submittal Required.** A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

**Errors & Omissions.** The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statute, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statute, regulation, code or standard shall not be valid.

**Alternate Means.** Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

### **Items to be addressed with required re-submittal**

1. Fire Hydrants shall be located within 400 feet of all exterior walls of all proposed buildings.

2. Plans to conform to the currently adopted edition of the California Fire Code at time of building plan submittal.
3. Required fire flow to be in accordance with Table B105.1(2) of the 2019 California Fire Code..
4. A Fire Alarm system is required per 2019 CFC (NFPA 72).
5. Proposed Automatic Fire Sprinkler System (NFPA 13) shall be monitored by a remote central station (fire alarm).
6. All proposed roads shall be not less than 20 feet wide without parking and be able to support 75000 pounds of weight constructed of all-weather material.
7. Proposed bridges shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges.
8. On the plans provide location of proposed Fire Sprinkler Riser and Fire Alarm Control Unit.
9. On the plans provide emergency egress plan.
10. Roads exceeding 150 feet in length shall be provided with a turnaround according to 2019 CFC Appendix D. It appears the Maintenance road exceeds 150' without an approved turnaround.
11. Roads turning radius shall be approved by our office and shall meet Alameda County Fire Department requirements.



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
PLANNING DEPARTMENT

**Chris Bazar**  
Agency Director

**PROJECT REFERRAL**

Albert Lopez  
Planning Director  
224  
West Winton Ave  
Room 111

Date: December 19, 2017  
RE: Case No. PLN2017-00194  
Conditional Use Permit

Hayward  
California  
94544

**Due Date: January 4, 2018**

phone  
510.670.5400  
fax  
510.785.8793

PLANNING TECHNICIAN  
**ACPWA BUILDING DEPARTMENT**  
ALAMEDA CO. FIRE DEPT.  
ENV HEALTH - SEWER & SEPTIC

ACPWA JOHN ROGERS  
ACPWA CLEAN WATER DIVISION  
CITY OF LIVERMORE PLANNING

[www.acgov.org/cda](http://www.acgov.org/cda)

The following application is referred to you for your information and recommendation:

To allow for a cemetery and funeral home., located at Us Hwy 50 E (Unincorporated), Side: North; Distance; end; Direction: West; Of Cross Street: I-580, unincorporated area of Livermore.

APN: 099-0015-016-03

A Mitigated Negative Declaration and Initial Study, a written report stating that the proposed project may have significant effects on the environment but that revisions to the proposal made by or agreed to by the applicant would avoid or reduce such effects to clearly less-than-significant levels, is proposed to be adopted pursuant to the California Environmental Quality Act, and State and County CEQA Guidelines. When completed, a separate notice will be provided, at which time it will be available for public review at the offices of the Planning Department, 224 W. Winton Avenue, Room 111, Hayward, California 94544.

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

**The Building Department has no objection for the proposed planning process**  
Building permit (s) will be required

Submit plans that are in compliance with the California Building Codes and Alameda County Ordinances to the Building Department for review and approval

Sincerely,

*Carole Kajita*  
Carole Kajita, Planner

Development Planning Division

656 Las Colinas Rd., Livermore, Ca 94551



November 18, 2022

Albert V. Lopez, Planning Director  
Alameda County Planning Department  
224 West Winton Avenue, Room 111  
Hayward, CA 94544

Re: Monte Vista Memorial Gardens Cemetery

Dear Mr. Lopez,

Thank you for the opportunity to provide comments on the Monte Vista Memorial Gardens Project ("Project") located at 3656 Las Colinas Road. The City of Livermore (City) staff previously met with Alameda County staff and the Project proponent and provided comments on the Project and associated improvements for Las Colinas Road in November 2019.

City staff provided comments related to the Draft EIR and Conditional Use Permit application in March 2022 and April 2022, respectively (Attachment 1). In these comment letters, City staff strongly recommended that the Project applicant demonstrate consistency with the City of Livermore General Plan, the North Livermore Urban Growth Boundary Initiative, and the Scenic Corridor Policy. In addition, City staff provided comments related to Las Colinas Road improvements. City staff requested that any improvements to Las Colinas Road be consistent with City Standards and align with the future improvements planned for the development of a private high school in coordination with the Oakland Diocese. These future improvements include Las Colinas Road serving as primary access to the Oakland Diocese property and support a connection to Redwood Road.

To date, City staff has not received responses related to these comment letters. City staff understands that the Project is scheduled for a public hearing on December 5, 2022. City staff anticipates reviewing formal comment responses in the Final EIR in advance of the Project public hearing.

City staff would like to provide additional comments related to improvements to Las Colinas Road and the proposed trail alignment (Attachment 2). These comments are consistent with City Standards and the future improvements for Las Colinas Road.

The City will continue to oppose any urban use, such as the cemetery, that is inconsistent with the City's General Plan, including the Urban Growth Boundary



**Initiative and Scenic Corridor Policies.** Further, the City would object to any improvements to Las Colinas Road that would be inconsistent with City Standards and an impediment to its future improvement as primary access to the Oakland Diocese property and connection to Redwood Road.

If the applicant and Alameda County demonstrate that the cemetery is consistent with the City's General Plan, Initiative, and Scenic Corridor Policies, then City staff would consider entering into a roadway improvement agreement that includes interim and ultimate improvements to Las Colinas Road that meet City standards.

If you have any questions regarding the comments above, please contact Ashley Vera at (925) 960-4470, or email at [asvera@livermoreca.gov](mailto:asvera@livermoreca.gov) or me at (925) 960-4468, or email at [scstewart@livermoreca.gov](mailto:scstewart@livermoreca.gov).

Sincerely

Steve Stewart  
Planning Manager

cc: Ashley Vera, Associate Planner  
Mike Pato, Engineering Specialist

**Attachments:**

1. Monte Vista Memorial Gardens Project Draft EIR and Conditional Use Permit comment letters dated March 3, 2022 and April 29, 2022
2. Additional comments related to the Las Colinas Road and the proposed trail alignment

# Monte Vista Memorial Investment Group, LLC Project Design Set



## Project Data

Project Address: 3656 Las Colinas Rd.  
Livermore, CA 94551  
APN: 099-0013-016-05  
Zoning: Agriculture  
Total Site Area: 105 Acres  
Total Improvement Area: 20 Acres  
Parent Home Lower Floor Area: 14268 SF  
Parent Home Upper Floor Area: 4404 SF  
Pavilion Area: 3545 SF  
Well Pump House Area: 450 SF

## Project Directory

**Architect**  
Monte Vista Memorial Investment Group, LLC - Michael Kliment 189  
Contractor St.  
Livermore, CA 94551  
Contact: Michael Kliment  
Phone: 408-499-2197

**Property Owner**  
Monte Vista Memorial Investment Group, LLC  
189 Contractor St.  
Livermore, CA 94551  
Contact: Michael Kliment  
Phone: 408-499-2197

**Civil Engineering**  
ACI Consulting Engineering Inc  
32108 Alvarado Blvd  
Union City, CA 94617  
Contact: James Anfilon, PE, SE  
Phone: 510-645-1129

ENGBIO Incorporated  
1630 San Pablo Ave, Suite 200  
Oakland, CA 94612  
Contact: Steve Cleary  
Phone: 930-412-2640

**Landscape Architects**  
Camp & Camp Associates, Inc  
2530 Camino Diablo  
Walnut Creek, CA 94597  
Contact: Thea Camp, PLA, ASLA  
Phone: 925-941-6490 x102

DNH Construction  
PO BOX 110514  
Campbell, CA 95011  
Contact: Dave Hough  
Phone: 408-210-8685

**Building Architects**  
Edward C. Novak, Architect  
Livermore, CA 94551  
Contact: Edward Novak, Lead AP  
Phone: 714-323-8396

**Septic and Drainage**  
Coyne Engineering  
770 Lakeside Ct.  
Folsom, CA 95634  
Contact: Jim Coyne, PE, REHS  
Phone: 707-864-5616

**Drawing Title:**

COVER SHEET

**Date**

Updated:  
November 22, 2022

**Scale**

NTS

**Drawing NO:**

MVMIG-01C



**PLANT LEGEND**

System Symbol Name	Common Name	Size	WUCOLS
<b>TREES</b>			
	<i>Asclepias californica</i>	CALIFORNIA BUCKEYE	18 gallon VL
	<i>Lagerstroemia 'Muskogee'</i>	GRAPE MYRTLE	18 gallon L
	<i>Leucaena sebilla 'Serotoga'</i>	SWEET BAY LAUREL	36" box L
	<i>Platanus racemosa</i>	CALIFORNIA SYCAMORE	34" box -
	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" box VL
	<i>Quercus lobata</i>	VALLEY OAK	24" box -
<b>SHRUBS</b>			
	<i>Azoteaphyllos</i>	MANZANITA	5 gallon L
	'Howard McMillin'		
	<i>Ceanothus 'Dark Star'</i>	CALIFORNIA LILAC	5 gallon -
	<i>Cercia occidentalis</i>	WESTERN REDBUD	18 gallon L
	<i>Olea europaea 'Arbequina'</i>	ARBEQUINA OLIVE	15 gallon -
<b>WETLAND PLANTS</b>			
	<i>Carex divisa</i>	BERBERIS SEDGE	1 gallon L
	<i>Juncus patens 'Sik Blue'</i>	CALIFORNIA RUSH	1 gallon L
	<i>Muhlenbergia rigens</i>	DIERS GRASS	5 gallon L

**NOTES:**

1. ALL PLANTING SHALL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE COUNTY OF ALAMEDA AND STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.
2. THE IRRIGATION COVERAGE WILL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL. PLANTS SHALL BE HYDRONOMED AND GROUPED BASED UPON SPECIFIC PLANT WATERUSE REQUIREMENTS.
3. THE MATERIALS FOR THE IRRIGATION SYSTEM SHALL BE OF AN EXTREMELY DURABLE NATURE AND SELECTED FOR WEAR RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE.
4. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE SPECIAL LANDSCAPE MANAGEMENT NEEDS OF CEMETERIES AS OUTLINED IN SECTIONS 422.4, 422.11, AND 422.2 IN THE CALIFORNIA CODE OF REGULATIONS.
5. ALL PLANTER AREAS TO RECEIVE 3" OF BARK MULCH.

NATIVE GRASSES  
• NON-IRRIGATED

SISTERS & BROTHERS IN ARMS MONUMENT AREA

NEIGHBORHOOD IDENTIFICATION COLUMBARIUM

MAINTENANCE ROAD

GRAVEL WALKING PATH

RETENTION BASIN

PET CEMETARY - GEOMETRIC PATH SYSTEM, REST SPOTS, & GATEWAY ENTRANCE

EQUIPMENT STORAGE YARD

MAINTENANCE AREA WITH SOLAR ARRAY TRELLIS



**MITIGATED ALTERNATIVE**

**Monte Vista Memorial Gardens - Master Plan**

3656 Las Colinas Road, Livermore, CA

May 14, 2022



**camp & camp**  
associates  
planning & landscape architecture



PLANT LEGEND			
Symbol	Botanical Name	Common Name	Size
<b>TREES</b>			
	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	8' gallon VL
	<i>Legastromia 'Muskogee'</i>	GRAPE MYRTLE	8' gallon L
	<i>Laurus nobilis 'Saratoga'</i>	SWEET BAY LAUREL	36" box L
	<i>Platanus racemosa</i>	CALIFORNIA SYCAMORE	24" box M
	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" box VL
	<i>Quercus lobata</i>	VALLEY OAK	24" box L
<b>SHRUBS</b>			
	<i>Arctostaphylos 'Howard McMill'</i>	MANZANITA	8' gallon L
	<i>Ceanothus 'Dark Star'</i>	CALIFORNIA LILAC	8' gallon L
	<i>Cercis occidentalis</i>	WESTERN REDBUD	18' gallon L
	<i>Olea europaea 'Arbequina'</i>	ARBEQUINA OLIVE	8' gallon L
<b>WETLAND PLANTS</b>			
	<i>Carex divisa</i>	BERKELEY SEDGE	1' gallon L
	<i>Juncus patens 'Elk Blue'</i>	CALIFORNIA RUSH	1' gallon L
	<i>Muhlenbergia rigens</i>	DEER GRASS	8' gallon L

- NOTES:**
- ALL PLANTING SHALL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE COUNTY OF ALAMEDA AND STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.
  - THE IRRIGATION COVERAGE WILL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL. PLANTS SHALL BE 'HYDROZONED' AND GROUPED BASED UPON SPECIFIC PLANT WATERUSE REQUIREMENTS.
  - THE MATERIALS FOR THE IRRIGATION SYSTEM SHALL BE OF AN EXTREMELY DURABLE NATURE AND SELECTED FOR WEAR RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE SPECIAL LANDSCAPE MANAGEMENT NEEDS OF CEMETERIES AS OUTLINED IN SECTIONS 492.4, 492.11, AND 492.12 IN THE CALIFORNIA CODE OF REGULATIONS.
  - ALL PLANTER AREAS TO RECEIVE 3" OF BARK MULCH.

- FUTURE STUDY AREA
- NATIVE GRASSES • NON-IRRIGATED
- SISTERS & BROTHERS IN ARMS MONUMENT AREA
- INFINITY EDGE WATERFALL 'BRIAN'S FALLS'
- NEIGHBORHOOD IDENTIFICATION COLUMBARIUM
- MAINTENANCE ROAD
- ISLAND WITH FOOTBRIDGE
- WALKING PATH
- PET CEMETARY - GEOMETRIC PATH SYSTEM, REST SPOTS, & GATEWAY ENTRANCE
- PET CREMATORIUM - 1,000 SQ. FT.
- EQUIPMENT STORAGE YARD
- MAINTENANCE AREA WITH SOLAR ARRAY TRELLIS



- NATIVE GRASSES • NON-IRRIGATED
- FIRST RESPONDER MONUMENT AREA
- NATIVE GRASSES • NON-IRRIGATED
- DESIGNED BY: Blair Hines Design Associates
- MAUSOLEUM, TYP.
- PRAYER WALL
- FOUNTAIN ENTRY FEATURE
- 40' HEDGE
- EAST BRIDGE
- LIMIT OF ENTRY PLANTING
- MAGEN DAVID NON-SECULAR ENTRY PLAZA FEASIBLE PAVING
- SEE SHEET L-3 FOR PLANTING AT ENTRY AND AROUND BUILDING
- PEDESTRIAN BOARDWALK
- WEST BRIDGE 580 FREEWAY
- PUMP HOUSE
- PROPOSED LEACH FIELD
- GUEST PARKING
- REFLECTING POOL



2520 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
P. (925) 941-6490  
EMAIL: [tc@campandcamp.com](mailto:tc@campandcamp.com)

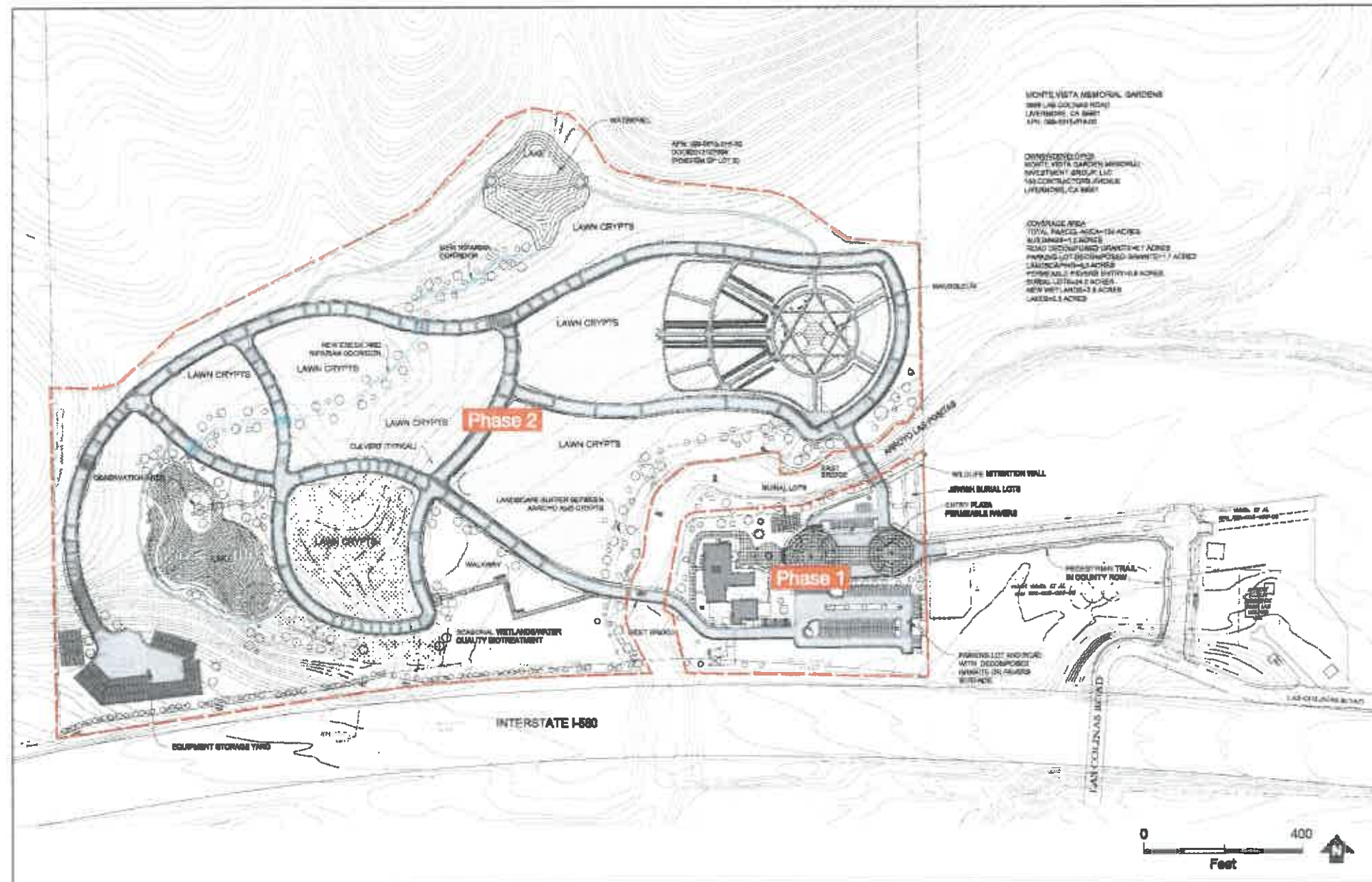


**MONTE VISTA  
MEMORIAL GARDENS  
LIVERMORE, CA**

**OVERALL  
MASTER  
PLAN**



- REVISIONS:
- - 
  - 
  - 
  -
- DATE: 05-09-2018  
SCALE: 1" = 100'  
JOB: 10-017  
SHEET

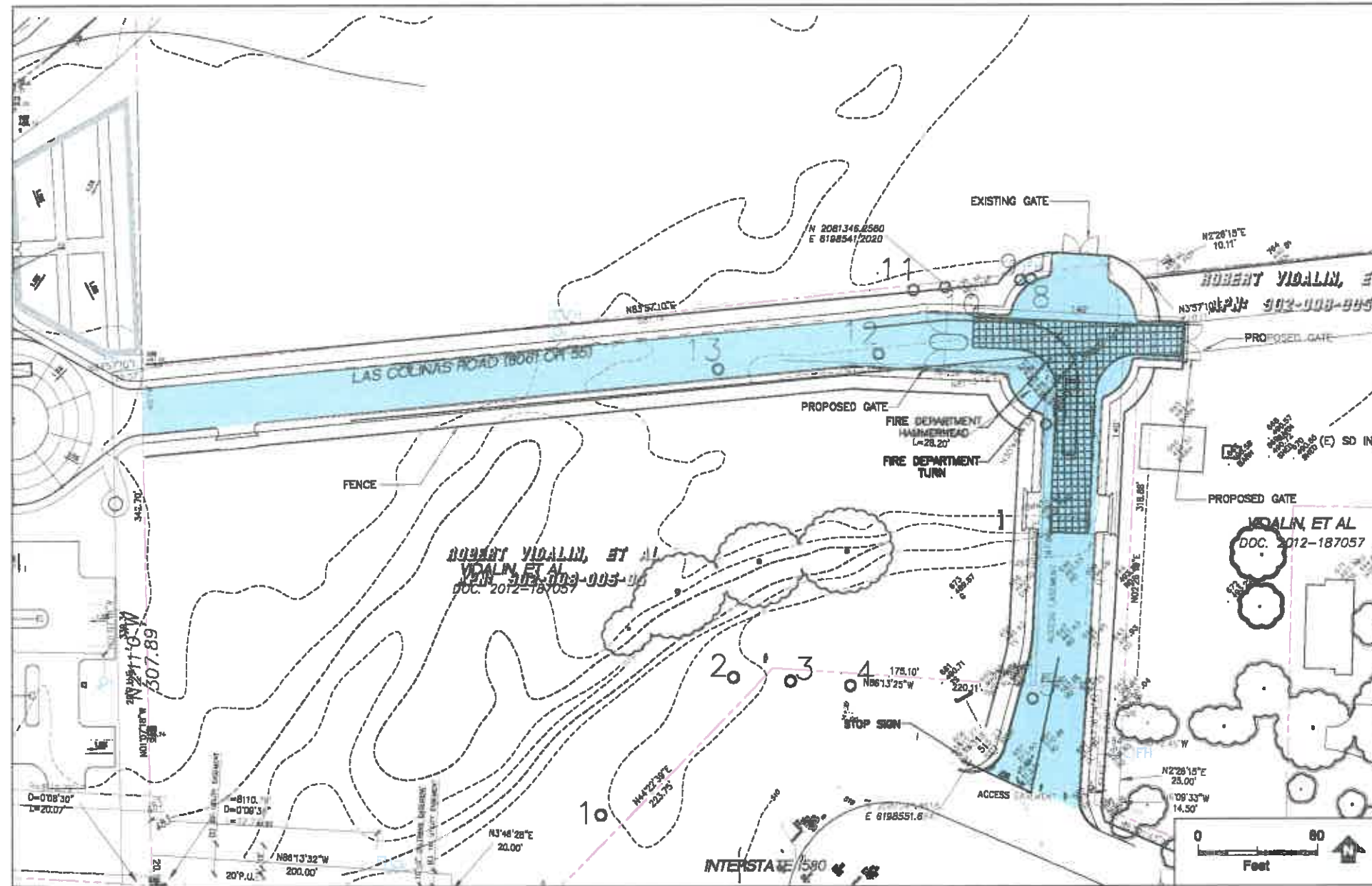


Source: ENGEO 2020; Hogan Land Services 2021

Figure 2-2  
Site Plan

**Rendered Perspective From Las Colinas Road**





Source: ACS Consulting Engineers, 2020

Figure 2-3  
Proposed Access Roadway Improvements



MAGEN DAVID  
NON SECULAR  
DESIGNED BY:  
Blair Hines Design  
Associates  
1988 - 2017 ARCHITECTS

HELICOPTER  
LANDING PAD  
W/ BORDER  
LIGHTS  
YELLOW  
BIDIRECTIONAL  
LIGHTS

EMERGENCY  
POWER  
CONNECTION  
TYPE



**Camp & Camp  
Associates**  
Planning & Landscape Architecture

2520 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
P. (925) 941-6490  
EMAIL: [tc@campandcamp.com](mailto:tc@campandcamp.com)



**MONTE VISTA  
MEMORIAL GARDENS  
LIVERMORE, CA**

**EMERGENCY  
RESPONSE  
EXHIBIT**



REVISIONS:

- 
- 
- 
- 
- 

DATE: 03-09-2018

SCALE: 1" = 30'

JOB: 10-017

SHEET

**L-2**



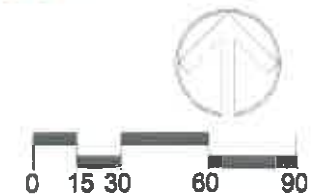


LIMIT OF ENTRY PLANTING

LIMIT OF ENTRY PLANTING

21' ALI NOB

SEE SHEET L-4 FOR PRELIMINARY ENTRY PLANT LEGEND, NOTES AND DETAILS



**Camp & Camp Associates**  
Planning & Landscape Architecture

2520 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
P. (925) 941-6490  
EMAIL: tc@campandcamp.com



**MONTE VISTA  
MEMORIAL GARDENS  
LIVERMORE, CA**

**ENTRY  
PLANTING  
PLAN**



REVISIONS:  
DATE: 08/10/18  
SCALE: 1"=40'  
JOB: 10-017  
SHEET

**L-3**



**Exterior Materials**

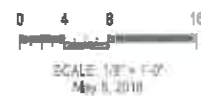
- Roof: High Barrel Concrete Tile by Eagle Roofing  
Santa Barbara & Santa Cruz (50/50 Blend)
- Fascia: Copper Gutter w/ 6x8 Rafter Tails
- Barge: 6x8 Rake Board
- Walls: Smooth Trowel Finish Stucco  
Minaret Bluffstone Veneer by Eldorado Stone
- Windows: Insulated Metal Frame w/ Dual Pane Glass
- Doors: Insulated Metal Frame w/ Dual Pane Glass  
Insulated Metal
- Garage Door: Insulated Metal Roll-up
- Accents: Stone Wall Cap & Frieze Block  
Metal Expansion Joints W/ 1" Reveal @ Stucco  
Copper Leaders & Downspouts  
Fabricated Metal Trellis & Arbors  
Stucco Finished Pilaster @ Garden Walls  
Composite Timber & Wood Gates

SOUTH ELEVATION



EAST ELEVATION

CONCEPTUAL ELEVATIONS



Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

<p><b>edward c. novak</b>          ARCHITECT LEED AP  <small>100 COLLETTE PLACE #100 LIVERMORE, CA 94550          phone 714 833-8500 email ed@ecnovak.com</small></p>	<p><b>A1</b></p>
---	------------------



NORTH ELEVATION

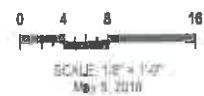
**Exterior Materials**

- Roof: High Barrel Concrete Tile by Eagle Roofing  
Santa Barbara & Santa Cruz (50/50 Blend)
- Fascia: Copper Gutter o/ 6x8 Rafter Tails
- Barge: 6x8 Rake Board
- Walls: Smooth Trowel Finish Stucco  
Mineret Bluffstone Veneer by Eldorado Stone
- Windows: Insulated Metal Frame w/ Dual Pane Glass
- Doors: Insulated Metal Frame w/ Dual Pane Glass  
Insulated Metal
- Garage Door: Insulated Metal Roll-up
- Accents: Stone Wall Cap & Frieze Block  
Metal Expansion Joints W/ 1" Reveal @ Stucco  
Copper Leaders & Downspouts  
Fabricated Metal Trellis & Arbors  
Stucco Finished Plaster @ Garden Walls  
Composite Timber & Wood Gates



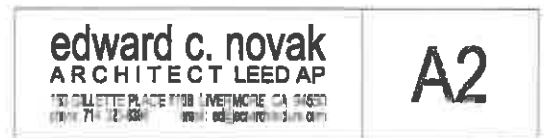
WEST ELEVATION

**CONCEPTUAL ELEVATIONS**



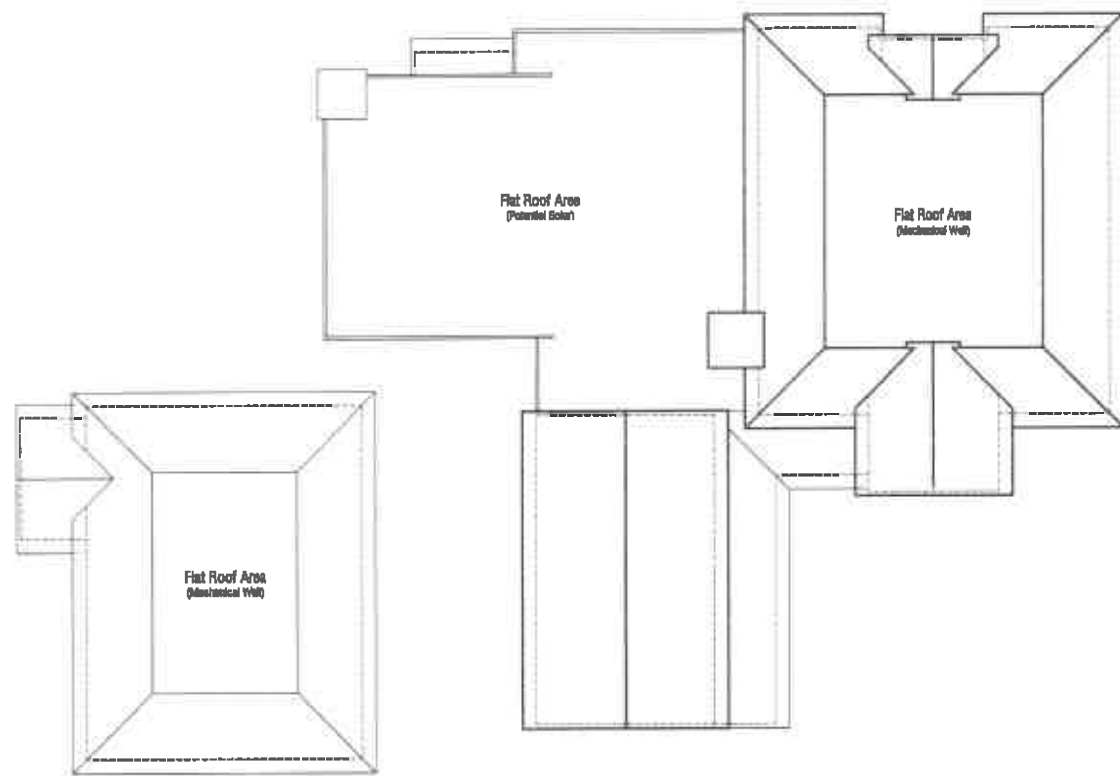
Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551





ELEVATION @ AUTO COURT & CHAPEL GARDEN



ROOF PLAN  
SCALE: 1/16" = 1'-0"



4,144 SQUARE FEET  
BASEMENT LEVEL PLAN  
SCALE: 1/16" = 1'-0"

CONCEPTUAL ELEVATION & LAYOUTS

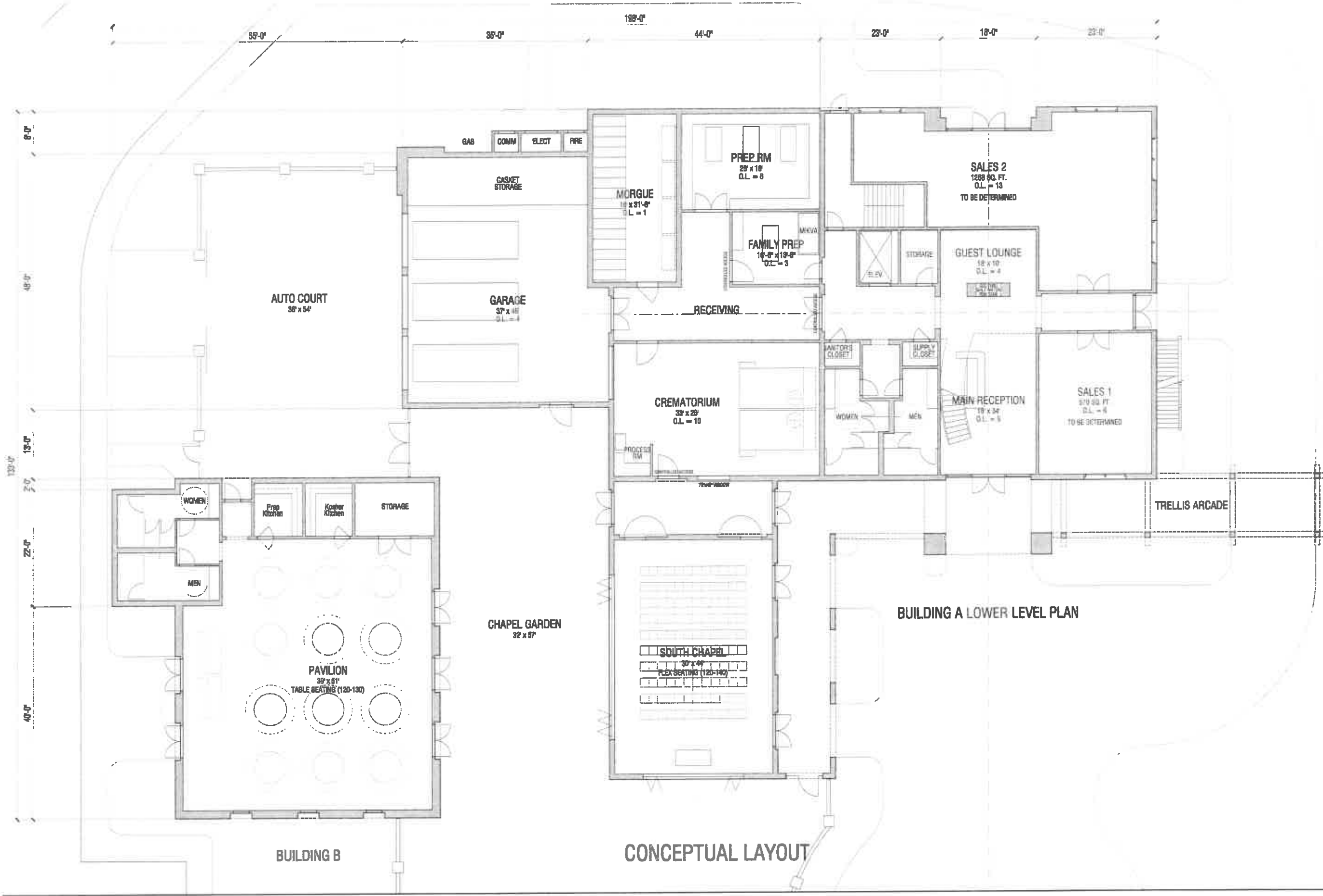


Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

**edward c. novak**  
 ARCHITECT LEED AP  
 100 GILLETTE PLACE #100 LIVERMORE, CA 94550  
 phone: 925-432-4438 email: ecnovak@edcnovak.com

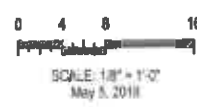
A3



BUILDING B

CONCEPTUAL LAYOUT

BUILDING A LOWER LEVEL PLAN



Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

**edward c. novak**  
 ARCHITECT LEED AP  
 163 GILLETTE PLACE #108 LIVERMORE, CA 94550  
 phone 714 353-6386 email enovak@edcnovak.com

**A4**

**BUILDING INFORMATION**

**MAXIMUM ALLOWABLE HEIGHT PER BUILDING**

FOR OCCUPANCY B CONSTRUCTED AS A TYPE V-B WITH FIRE SPRINKLERS 40 FEET

**MAXIMUM ALLOWABLE STORIES ABOVE GRADE PER BUILDING**

FOR OCCUPANCY A-2 AND A-3 CONSTRUCTED AS A TYPE V-B WITH FIRE SPRINKLERS AND NO AREA INCREASE 2 STORIES

**MAXIMUM ALLOWABLE AREA PER BUILDING**

FOR OCCUPANCY A-3 CONSTRUCTED AS A TYPE V-B MULTI-STORY WITH FIRE SPRINKLERS AND NO HEIGHT INCREASE 18,082 SQ FT

FOR OCCUPANCY A-2 CONSTRUCTED AS A TYPE V-B SINGLE-STORY WITH FIRE SPRINKLERS AND NO HEIGHT INCREASE 14,068 SQ FT

**BUILDING AREA**

**BUILDING A, OCCUPANCY A-3, B, F-1 & I; TYPE V-B MULTI-STORY W/ FIRE SPRINKLERS**

FIRST LEVEL		
SOUTH CHAPEL (875 SQ FT NET)		1,440 SQ FT
OCCUPANT LOAD, CHAIRS (7 NET/OCCUPANT)	130	
OCCUPANT LOAD, STANDING (9 NET/OCCUPANT)	186	
FUNERAL OPERATIONS		4,218 SQ FT
OCCUPANT LOAD (100 GROSS/OCCUPANT)	35	
SALES AND MARKETING		3,915 SQ FT
OCCUPANT LOAD (100 GROSS/OCCUPANT)	31	
GARAGE		1,788 SQ FT
OCCUPANT LOAD (800 GROSS/OCCUPANT)	4	
EXTERIOR COVERED AWAYDE		1,147 SQ FT
TOTAL FIRST LEVEL AREA		12,119 SQ FT
SECOND LEVEL		
GENERAL OPERATIONS		3,925 SQ FT
OCCUPANT LOAD (100 GROSS/OCCUPANT)	40	
EXTERIOR BALCONY AND STAIRWAY		149 SQ FT
TOTAL SECOND LEVEL AREA		4,074 SQ FT
<b>TOTAL BUILDING AREA BUILDING A</b>		<b>16,193 SQ FT</b>

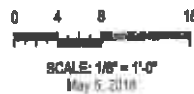
BUILDING B, OCCUPANCY A-2; TYPE V-B SINGLE-STORY W/ FIRE SPRINKLERS		
PAVILION ROOM (475 SQ FT NET)		3,261 SQ FT
OCCUPANT LOAD, CHAIRS (7 NET/OCCUPANT)	280	
OCCUPANT LOAD, STANDING (9 NET/OCCUPANT)	375	
OCCUPANT LOAD, TABLES & CHAIRS (18 NET/OCCUPANT)	135	
KITCHENS		216 SQ FT
OCCUPANT LOAD (100 GROSS/OCCUPANT)	2	
STORAGE		178 SQ FT
TOTAL BUILDING AREA BUILDING B		3,448 SQ FT
<b>TOTAL BUILDING AREA (BUILDINGS A &amp; B)</b>		<b>19,641 SQ FT</b>

BUILDING COVERAGE		
COVERAGE, BUILDING A		12,119 SQ FT
COVERAGE, BUILDING B		3,448 SQ FT
<b>TOTAL BUILDING COVERAGE</b>		<b>15,567 SQ FT</b>



**BUILDING A UPPER LEVEL PLAN**  
4,068 SQUARE FEET

**CONCEPTUAL LAYOUT**



Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

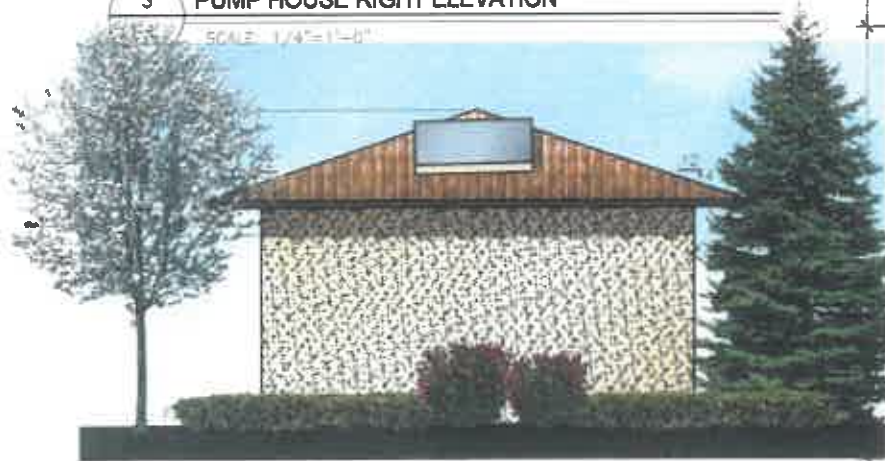
**edward c. novak**  
 ARCHITECT LEED AP  
 183 GILLETTE PLACE #100 LIVERMORE, CA 94550  
 phone: 925-454-4288 email: ed@ecnovak.com

**A5**



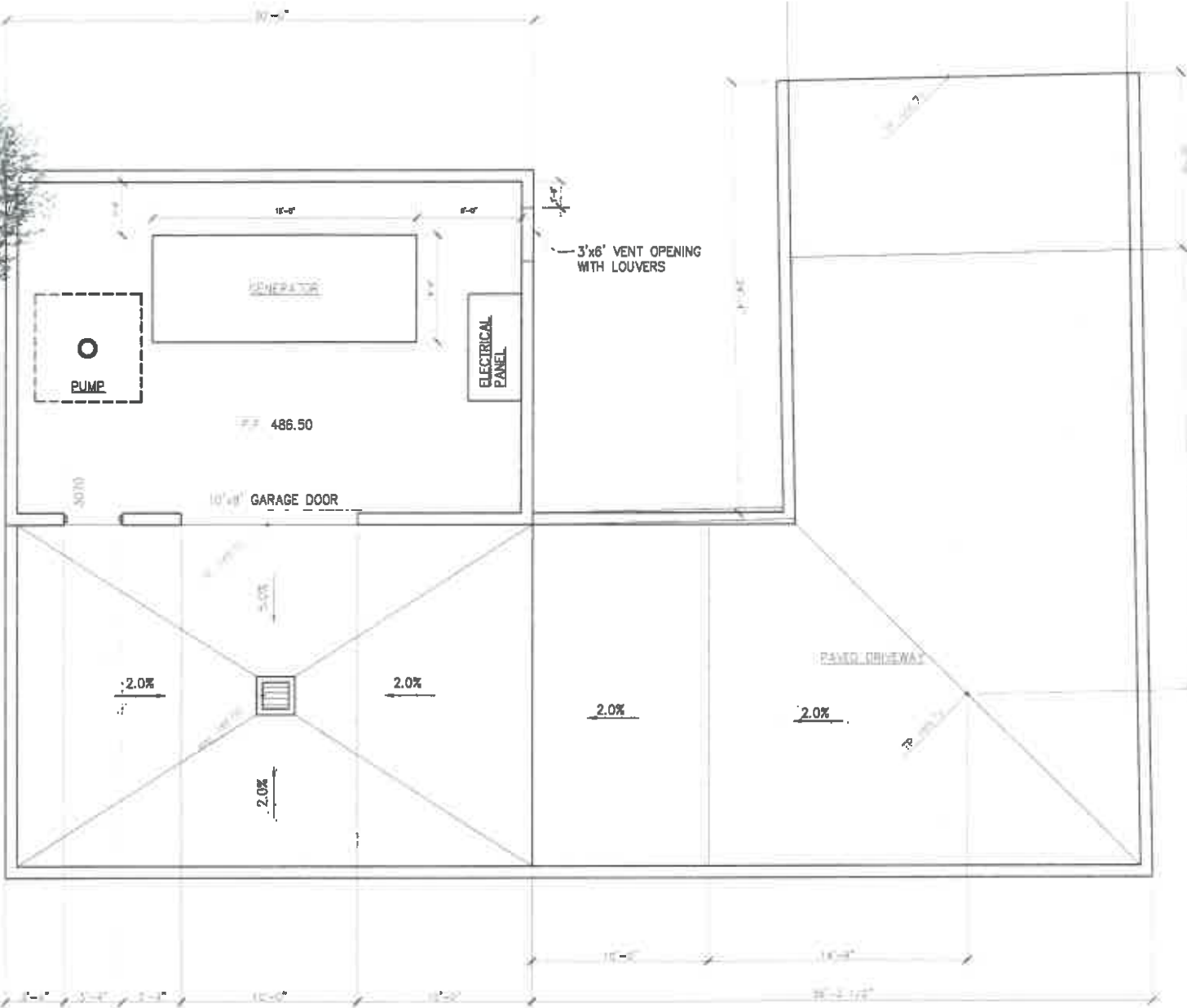
3 PUMP HOUSE RIGHT ELEVATION

SCALE: 1/4"=1'-0"



4 PUMP HOUSE LEFT ELEVATION

SCALE: 1/4"=1'-0"



2 PUMP HOUSE PLAN

SCALE: 1/4"=1'-0"



2 PUMP HOUSE FRONT ELEVATION

SCALE: 1/4"=1'-0"

3 PUMP HOUSE REAR ELEVATION

SCALE: 1/4"=1'-0"



**CONSULTING ENGINEERS**

1124 E. 17th Street, #B  
San Leandro, California 94577  
Tel. (510) 645-1128  
Fax (510) 645-1139



© 2016 ACE CONSULTING ENGINEERS

**MONTE VISTA MEMORIAL GARDENS**

APN 099-0015-016-03  
3656 LAS COLINAS RD.  
LIVERMORE, CA 94551

DRAWN BY VIT CHECKED BY JPA

NO. DATE ISSUE

11/02/2015 PERMIT SET

SHEET TITLE

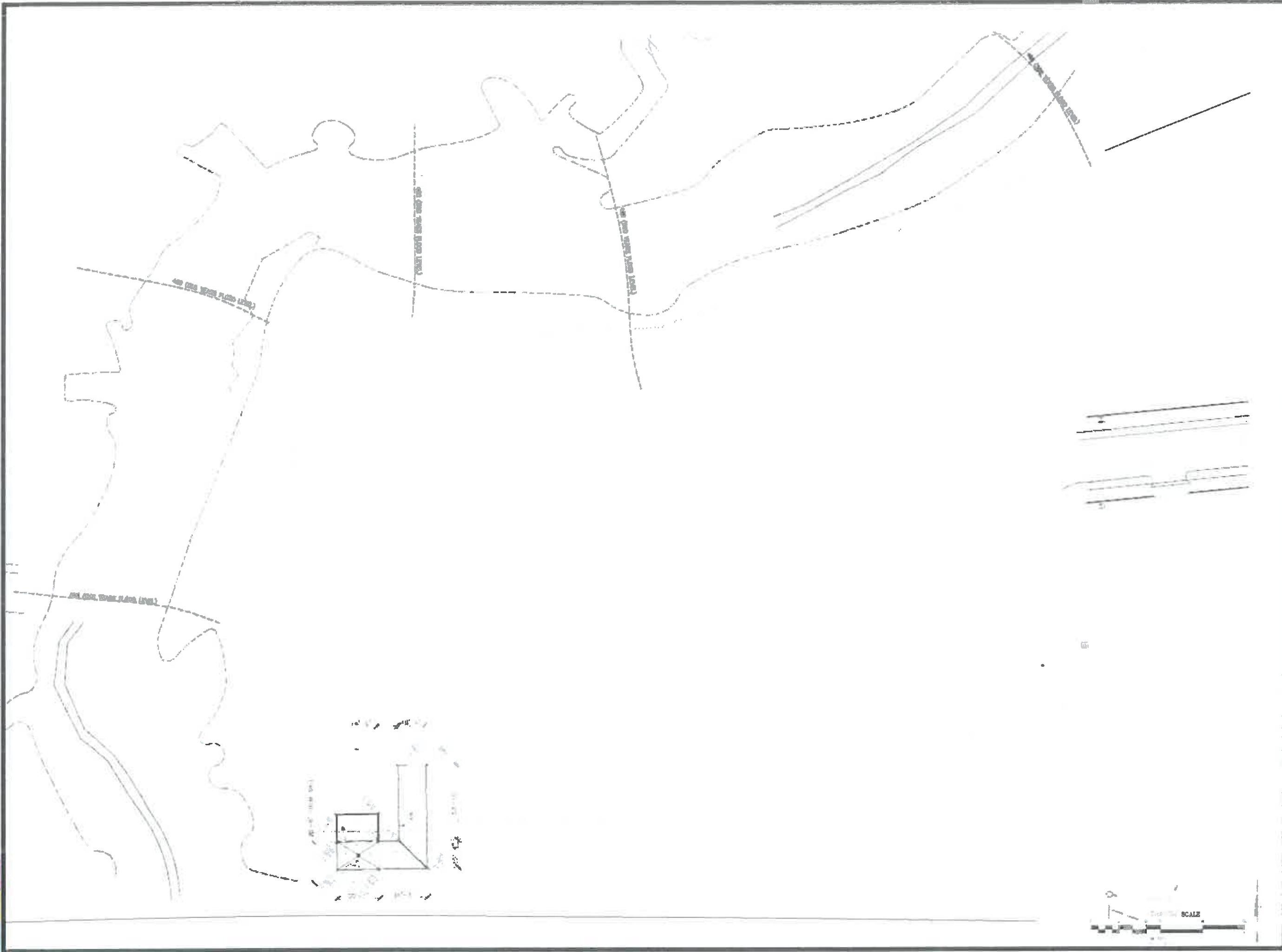
**PUMP HOUSE FLOOR PLAN AND ELEVATION**

SCALE: AS NOTED

SHEET NUMBER

**PUMP-2**

ACS JOB NO. 11-12015



**CONSULTING ENGINEERS**  
 32106 Alvarado Blvd. #203  
 Union City California 94587  
 Tel. (510) 388-5629



© 2016 ACE CONSULTING ENGINEERS

**MONTE VISTA MEMORIAL GARDENS**  
 APN 099-0015-018-03  
 3856 LAS COLINAS RD.  
 LIVERMORE, CA 94551

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	12/08/2021	PERMIT SET

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER

**A-0**

ACS JOB NO.: 11-12046





**CONSULTING ENGINEERS**

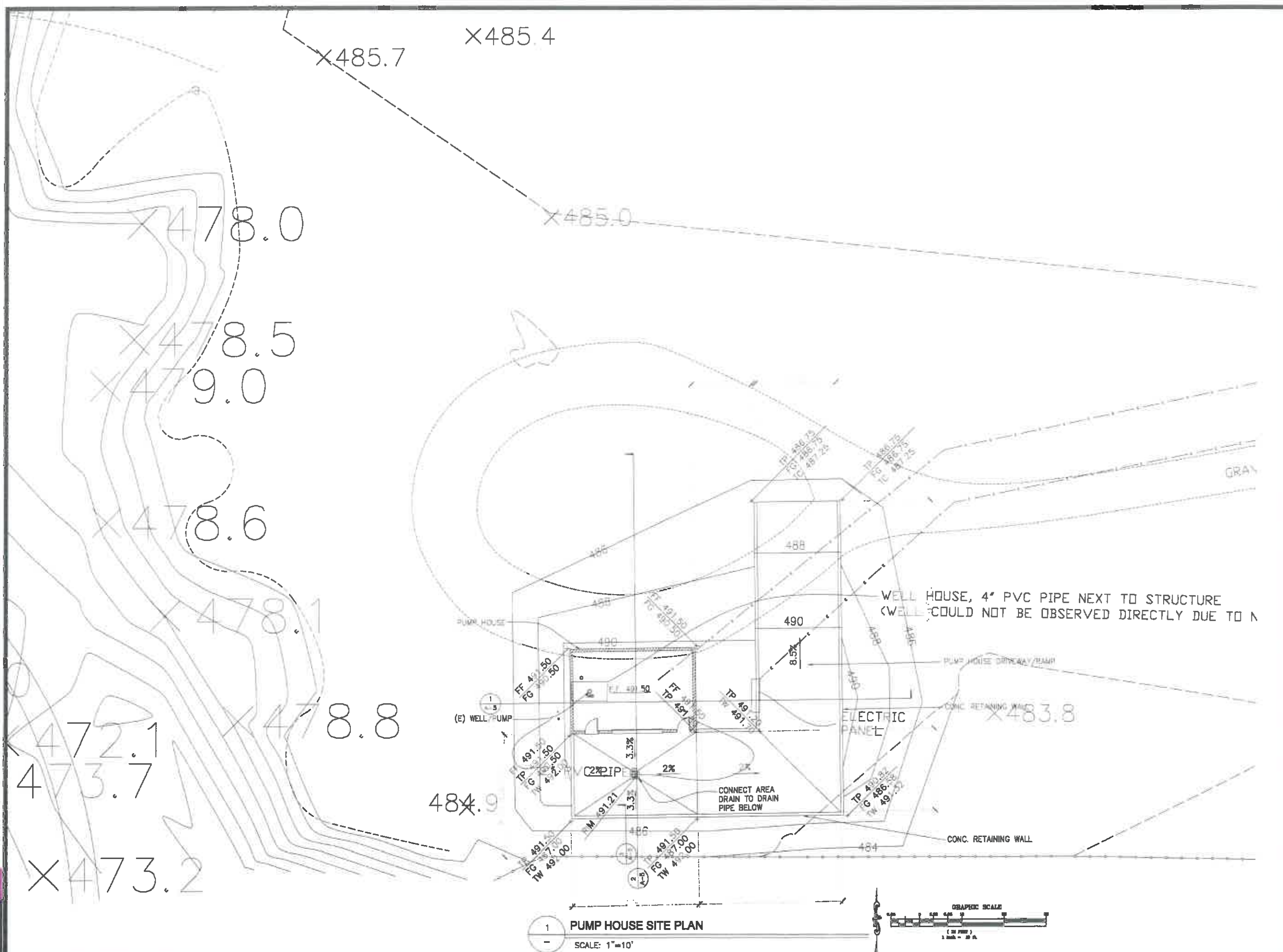
32108 Alvarado Blvd. #203  
Union City California 94587  
Tel. (510) 386-5829



© 2021 ACE ENGINEERING COMPANY

**MONTE VISTA MEMORIAL GARDENS**

APN 099-0015-016-03  
3656 LAS COLINAS RD.  
LIVERMORE, CA 94551



DRAWN BY	CHECKED BY
VIT	JPA
NO.	DATE
	ISSUE
12/06/2021	PERMIT SET

SHEET TITLE  
**PUMP HOUSE SITE PLAN**

SCALE: AS NOTED  
SHEET NUMBER

**A-1**

ACI JOB NO. 11-2049

1 PUMP HOUSE SITE PLAN  
SCALE: 1"=10'





**CONSULTING ENGINEERS**

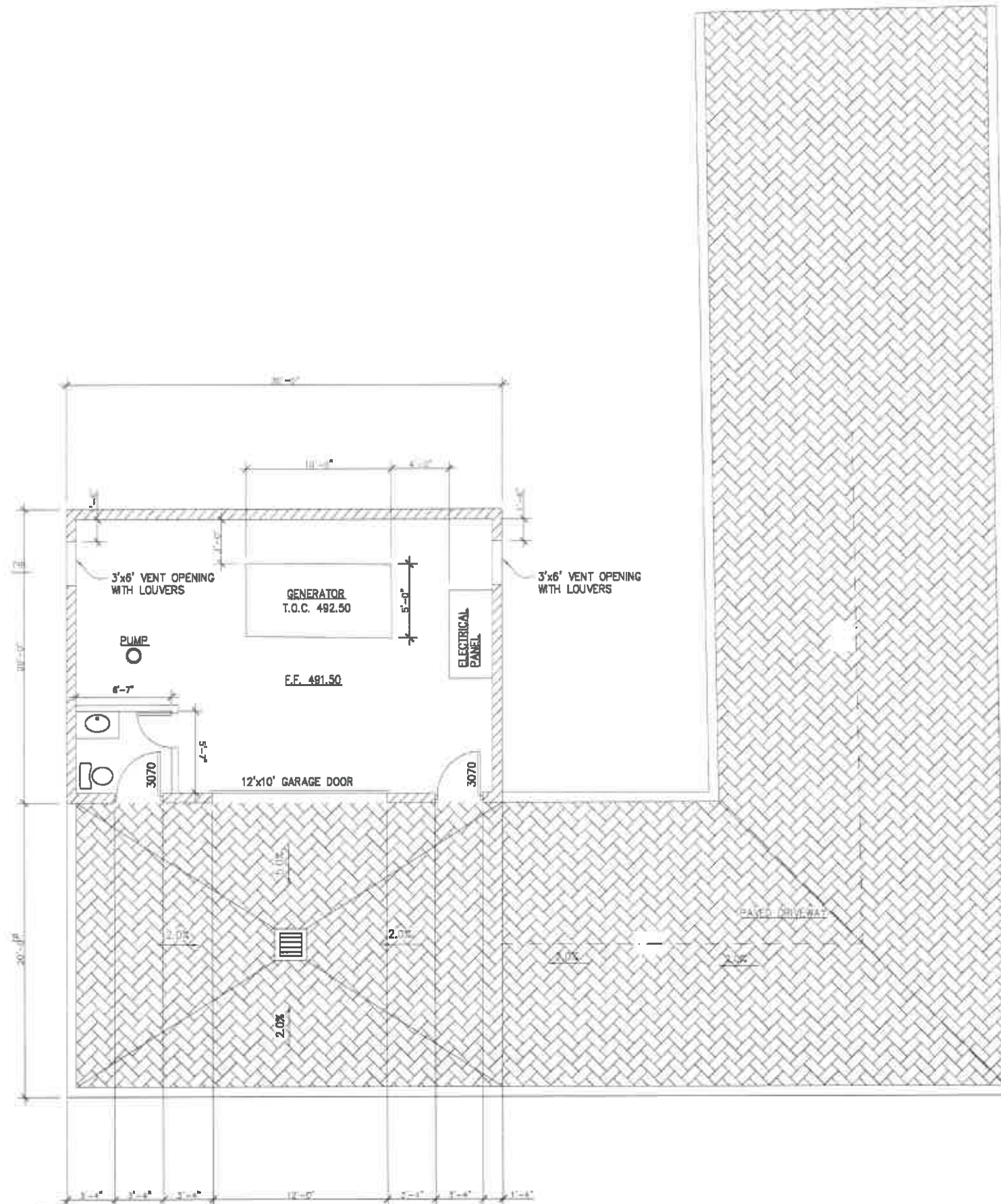
32108 Alvarado Blvd. #283  
Union City California 94587  
Tel. (510) 366-5829



© 2016 ACE CONSULTING ENGINEERS

**MONTE VISTA  
MEMORIAL GARDENS**

APN 099-0015-016-03  
3656 LAS COLINAS RD.  
LIVERMORE, CA 94551



1 PUMP HOUSE PLAN  
SCALE: 1/4"=1'-0"

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	12/06/2021	PERMIT SET

SHEET TITLE  
**PUMP HOUSE  
FLOOR PLAN**

SCALE: AS NOTED  
SHEET NUMBER

**A-2**

ACE JOB NO. 11-12048



**CONSULTING  
ENGINEERS**

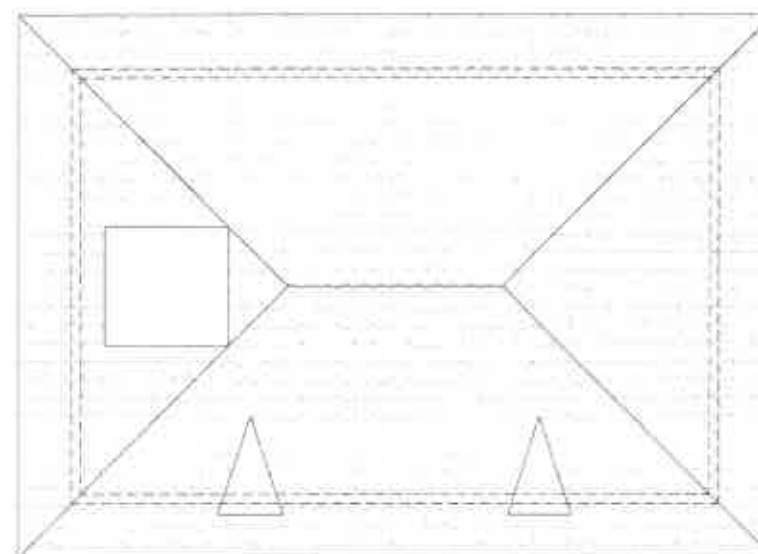
32108 Alvarado Blvd. #203  
Union City California 94587  
Tel. (510) 386-6629



© 2016 ACE CONSULTING ENGINEERS

**MONTE VISTA  
MEMORIAL GARDENS**

APN 069-0015-016-03  
3656 LAS COLINAS RD.  
LIVERMORE, CA 94561



1 PUMP HOUSE ROOF PLAN  
SCALE: 1/4"=1'-0"

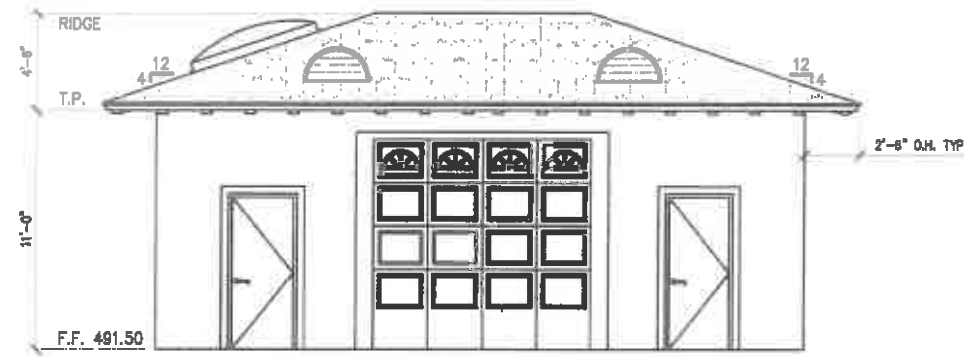
DRAWN BY	CHECKED BY	
VIT	JPA	
NO	DATE	ISSUE
	12/08/2021	PERMIT SET

SHEET TITLE  
**PUMP HOUSE ROOF  
PLAN**

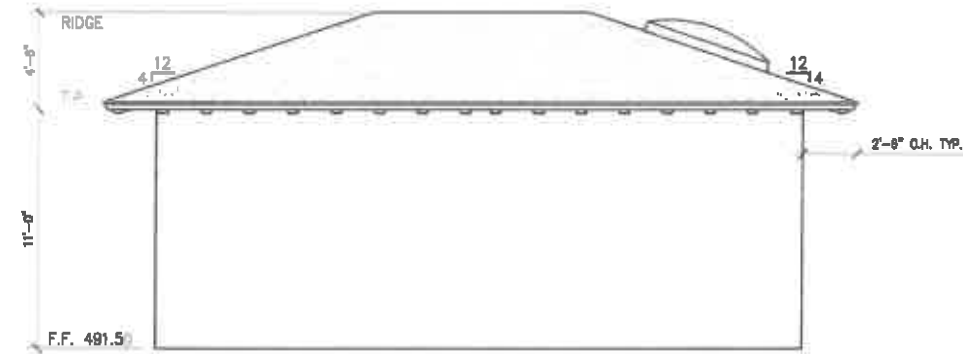
SCALE: AS NOTED  
SHEET NUMBER

**A-3**

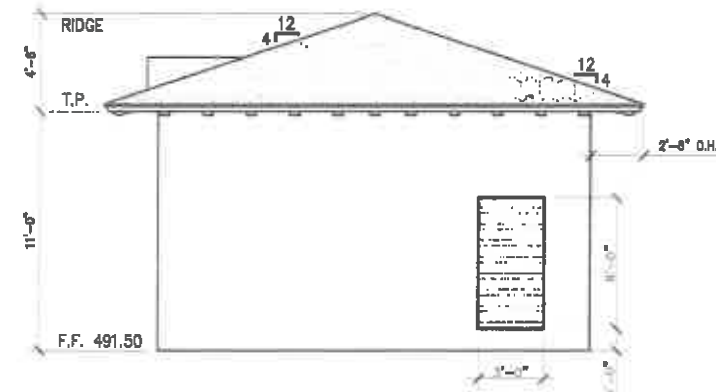
ACS JOB NO. 11-12045



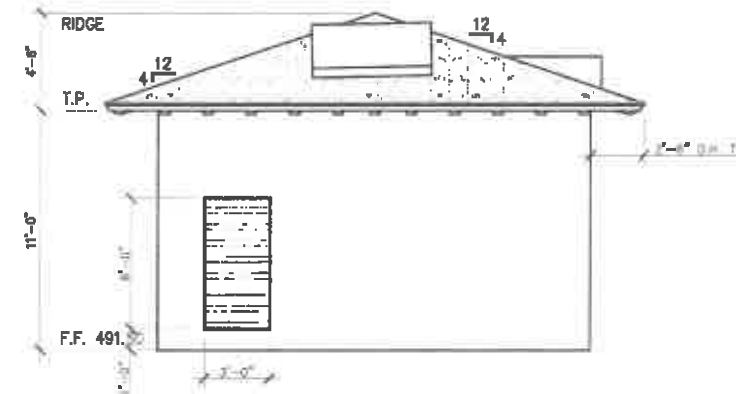
1 PUMP HOUSE FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 PUMP HOUSE REAR ELEVATION  
SCALE: 1/4"=1'-0"



3 PUMP HOUSE RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



4 PUMP HOUSE LEFT ELEVATION  
SCALE: 1/4"=1'-0"



387 17th Street, #210  
Oakland, California 94612-2811  
Tel. (510) 845-1129  
Fax. (510) 845-1139



MONTE VISTA  
MEMORIAL GARDENS  
APN 099-0016-016-03  
LAS COLINAS RD.  
LIVERMORE, CA

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	11/02/2021	REVIEW SET

SHEET TITLE  
**PUMP HOUSE ELEVATIONS**

SCALE: AS NOTED  
SHEET NUMBER

**A-4**

ACE JOB NO. 11-13046

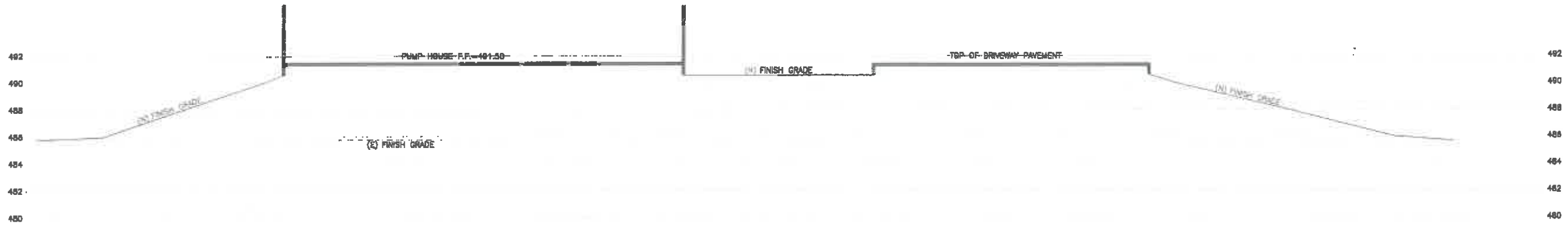


387 17th Street, #210  
 Oakland, California 94612-2811  
 Tel. (510) 845-1128  
 Fax. (510) 845-1138

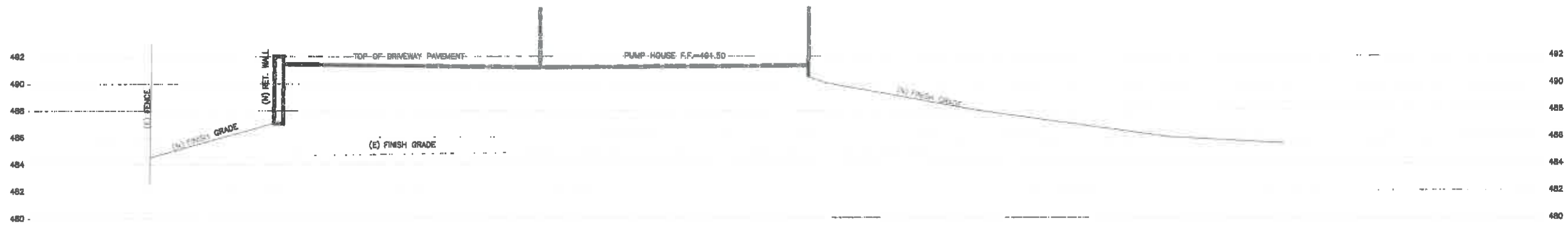


© 2021 ACE CONSULTING ENGINEERS

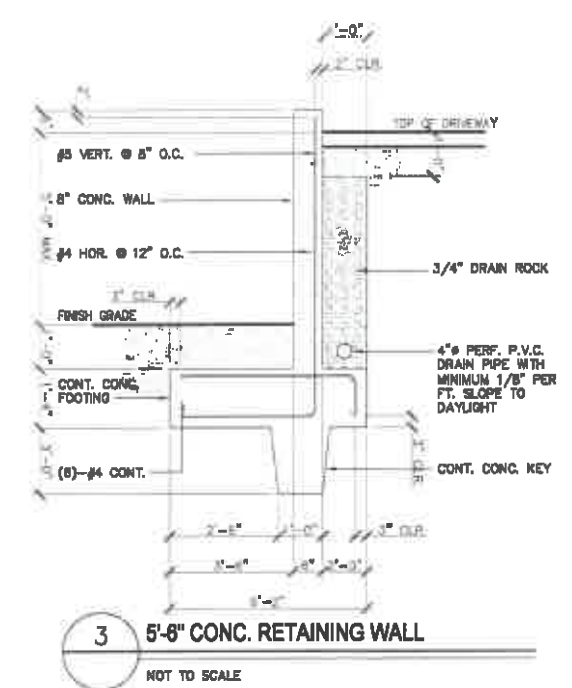
MONTE VISTA  
 MEMORIAL GARDENS  
 APN 099-0015-016-03  
 LAS COLINAS RD.  
 LIVERMORE, CA



1 SITE CROSS SECTION  
 SCALE: 1/4"=1'-0"



2 SITE CROSS SECTION  
 SCALE: 1/4"=1'-0"



3 5'-8" CONC. RETAINING WALL  
 NOT TO SCALE

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	11/02/2021	REVIEW SET

SHEET TITLE  
 SITE CROSS SECTIONS

SCALE: AS NOTED  
 SHEET NUMBER

A-5

ACE JOB NO. 11-12045

## GENERAL NOTES

THESE PLANS ARE A BUILDER'S SET. THIS CONSULTING ENGINEER WAS CONTRACTED TO PROVIDE A BUILDER'S SET WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY AND ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE 2013 CBC SHALL GOVERN.

ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

THE ENGINEER IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION, AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE CERTAIN THAT THE SHOP DRAWINGS AND CONSTRUCTION ARE IN CONFORMANCE WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT LEAST 3 WEEKS BEFORE FABRICATION, THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT FOR REVIEW TO DETERMINE GENERAL COMPLIANCE WITH THE DRAWINGS. OUR REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE IN COMPLIANCE WITH THE LATEST DRAWINGS.

THE CONTRACTOR SHALL GIVE ENGINEER 72 HOURS MINIMUM NOTICE AS TO THE TIME OF THE SITE OBSERVATION FOR ANY OBSERVATION REQUIRED BY CBC 2010 SECTION 1710 OR ANY OTHERS WHICH MAY BE REQUIRED. ALL WRITTEN SITE OBSERVATIONS/INSPECTIONS REPORTS BY THE REGULATORY AGENCY SHALL BE COPIED TO THE ENGINEER.

### FOUNDATION:

FOUNDATION DESIGN WAS BASED ON THE MINIMUM REQUIREMENTS OF CHAPTER 18 OF THE 2013 CALIFORNIA BUILDING CODE.

### CONCRETE NOTES:

- CONCRETE SHALL CONFORM TO ASTM-94 AND SHALL HAVE A 28 DAY (MINIMUM) COMPRESSIVE STRENGTH OF 2800 PSI. SPECIAL INSPECTION IS NOT REQUIRED.
- LARGEST AGGREGATE: 3/4 INCH MAX.
- SLOPE: 4 INCHES MAX.
- REINFORCING SHALL BE FREE OF LOOSE RUST OR OTHER DELETERIOUS COATING.
- USE  $F_y=60$  ksi, TYPICAL AND 40 ksi FOR TIES AND STIRRUPS.
- REINFORCING MIN. COVER SHALL BE AS FOLLOWS:  
CONCRETE CAST AGAINST EARTH: 3 INCHES  
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 2 INCHES  
NOT EXPOSED TO EARTH OR WEATHER: 1 1/2 INCH
- REINFORCING STEEL: SHOP DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW & APPROVAL BY ENGINEER, AT LEAST 3- WEEKS BEFORE FABRICATION.

### CARPENTRY:

- STUDS: 2x STUD- STRUCTURAL NO. 2
- RAFTERS AND JOISTS: STRUCTURAL NO. 1
- PLATES, BLOCKS AND MISCELLANEOUS: CONSTRUCTION GRADE
- POSTS: 4x AND 6x - STRUCTURAL NO. 1
- CONCEALED BEAMS - STRUCTURAL NO. 1
- EXPOSED BEAMS: STRUCTURAL NO. 1 APPEARANCE GRADE, FONG.
- ROOF PLYWOOD: 1/2 INCH 24/18 OSB  
FLOOR PLYWOOD: 3/4 INCH (48/24) T&G EDGES OSB, U.O.N. ON PLANS.  
SHEARWALLS: 1/2 INCH STR. 1 PLYWOOD. ALL PLYWOOD TO CONFORM TO A.P.A. STD. PS-1.
- SILL PLATES: PRESSURE-TREATED DOUGLAS FIR. ALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3"x3"x1/4" WASHERS, TYP. ALL ANCHOR BOLTS SHALL BE 5/8" @ 4'-0" O.C., UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. ALL FASTENERS AND CONNECTORS ATTACHED TO PRESSURE TREATED MATERIALS SHALL BE HOT-DIP GALVANIZED PER ASTM A 153.  
GLUE FOR FLOOR CONSTRUCTION: APA PERFORMANCE SPECIF. AFD-01.
- FASTENERS, HANGERS AND CONNECTIONS: SIMPSON STRONG TIE (AS NOTED ON THE DRAWINGS), OR APPROVED EQUAL. CONTRACTOR SHALL DEMONSTRATE WITH CALCULATIONS THAT PROPOSED SUBSTITUTION MEET OR EXCEED THE CAPACITY AND QUALITY OF FASTENERS ORIGINALLY SPECIFIED.  
BOLTS AND NUTS SHALL BE ASTM A 307 STEEL. ALL BOLT TREAD AND NUTS THAT BEAR ON WOOD SHALL HAVE MALLEABLE IRON WASHERS IF EXPOSED OR CUT WASHER IF CONCEALED.
- NAILING: AS NOTED ON DRAWINGS. IF NOT SHOWN ON DRAWINGS, NAILING OF FRAMING COMPONENTS SHALL CONFORM TO CBC 2013 TABLE 2304.8.1, AS A MINIMUM. ALL NAILS SHALL BE COMMON WIRE GAUGE. IF POWER DRIVEN NAILS ARE TO BE USED, SUBMIT CERTIFICATION FOR WIRE GAUGE, LENGTH AND HEAD DIAMETER FOR REVIEW, IF NOT EQUAL TO COMMON WIRE SPECS.
- GLULAMS (WHERE REQUIRED): GLULAMS SHALL BE INDUSTRIAL GRADE IF CONCEALED AND ARCHITECTURAL GRADE IF EXPOSED, AND SHALL HAVE 1800 FEET RADIUS CAMBER, UNLESS NOTED OTHERWISE. GLULAMS THAT ARE CONTINUOUS OVER A SUPPORT SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAM. MARK TOP AND ORIENTATION OF ALL GLULAMS.  
 $F_b = 2400$  PSI;  $F_c = 890$  PSI;  $F_v = 165$  PSI;  $E = 1,800,000$  PSI  
SUBMIT AITC CERTIFICATIONS FOR ALL GLULAM BEAMS.
- HORIZONTAL AND VERTICAL WOOD STRUCTURAL MEMBERS USED IN EXPOSED DECKS, BALCONIES, PORCHES OR SUPPORTING MOISTURE PERMEABLE FLOOR OR ROOF SHALL BE PRESSURE TREATED OR MATERIALS OF NATURAL RESISTANCE TO DECAY.
- MANUFACTURED BEAM AND JOISTS: ALL MANUFACTURED BEAM AND JOISTS (I.E. "TRUSS JOIST MANUFACTURER'S FRAME WORKS" PARALLAN, MICROGLAM AND T4) USED ON THESE PLANS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:

- 3 1/2" WIDE AND LARGER :  
SHEAR MODULUS OF ELASTICITY  $G = 12500$  PSI  
MODULUS OF ELASTICITY  $E = 2.0x10^6$  PSI  
FLEXURAL STRESS  $F_b = 2800$  PSI  
COMPRESSION PERPENDICULAR TO GRAIN, PARALLEL TO WIDE FACE OF STRANDS  $F_c = 890$  PSI  
COMPRESSION PARALLEL TO GRAIN  $F_c = 2800$  PSI  
HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE OF STRAND  $F_v = 240$  PSI
- 1 7/8" WIDE AND LESS:  
SHEAR MODULUS OF ELASTICITY  $G = 11250$  PSI  
MODULUS OF ELASTICITY  $E = 1.8x10^6$  PSI  
FLEXURAL STRESS  $F_b = 2250$  PSI  
COMPRESSION PERPENDICULAR TO GRAIN, PARALLEL TO GLUE LINE  $F_c = 750$  PSI  
COMPRESSION PARALLEL TO GRAIN  $F_c = 285$  PSI  
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE

ALL BLOCKING AND NAILING SHALL CONFORM WITH THE MANUFACTURER'S RECOMMENDATION. EQUIVALENT PRODUCTS MAY BE SUBSTITUTED, AND THE PROVIDED ICBO REPORT SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

- ALL NEW FRAMING LUMBER SHALL HAVE 10% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.

### QUALITY ASSURANCE:

- ADDITIONAL CONTRACTOR SUBMITTALS:  
1. UPON REQUEST, CERTIFICATION THAT THE MATERIALS BEING USED MEET THE REQUIREMENTS SPECIFIED.  
2. MANUFACTURER'S DATA FOR GROUTS AND EPOXIES.
- OBSERVATION: THE ENGINEER WILL VISIT THE PROJECT SITE AS DICTATED BY CONSTRUCTION PROGRESS TO MAKE GENERAL OBSERVATIONS ON THE WORK FOR GENERAL CONFORMANCE TO THE DESIGN INTENT.
- GENERAL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS USED ON THE PROJECT AND SHALL BEAR THE BURDEN OF PROOF THAT THE MATERIALS USED COMPLY WITH THE PROJECT REQUIREMENTS.

### PREFABRICATED TRUSS NOTES

- TRUSSES SHALL BE PREFABRICATED BY A MANUFACTURER WITH A MINIMUM OF 5 YEARS EXPERIENCE PERFORMING SIMILAR WORK.
- TRUSS MANUFACTURER SHALL RETAIN A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA TO DESIGN AND DIRECT THE FABRICATION AND ERECTION OF THE TRUSSES.
- THREE WEEKS PRIOR TO FABRICATION OF TRUSSES, THE FOLLOWING MATERIAL BEARING THE APPROVAL OF THE MANUFACTURER'S ENGINEER MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW:  
A. TWO SETS OF SHOP DRAWINGS CLEARLY DELINEATING TRUSS LAYOUT BRIDGING REQUIREMENTS, TRUSS GRADE MEMBER SIZES (INCLUDING GRADE AND SPECIES OF LUMBER USED) AND CONNECTION DETAILS.  
B. TWO SETS OF CALCULATIONS STAMPED BY MANUFACTURER'S ENGINEER WHICH SHOW MEMBER STRESSES AND ANALYSIS AND DESIGN OF SUPPORT AND JOINT CONNECTIONS CLEARLY INDICATING THAT DESIGN CONFORMS TO THE 2010 CBC.
- SUBMIT TRUSS SHOP DRAWINGS AND CALCULATIONS BEARING THE ENGINEER'S REVIEW STAMP TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.
- ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" - LATEST EDITION.
- IN ADDITION TO LOAD SHOWN ON PLANS AND/OR DETAILS, ROOF TRUSSES SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING:  
UNIFORM LOADS - DEAD LOAD: 25 PSF (18 PSF APPLIED TO TOP CHORD, 10 PSF APPLIED TO BOTTOM CHORD).  
LIVE LOAD: 20 PSF (REDUCIBLE PER UBC), 10 PSF BOTTOM CHORD LIVE LOAD ACTING NON-CONCURRENTLY WITH TOP CHORD LIVE LOAD  
CONCENTRATED LOAD- ALL TRUSSES SHALL BE DESIGNED TO WITHSTAND A 200 LBS DEAD LOAD ACTING AT ANY LOCATION ALONG THE SPAN OF THE TRUSS APPLIED AT EITHER THE TOP OR BOTTOM CHORD ACTING SIMULTANEOUSLY WITH THE LOADS SHOWN ABOVE.
- LIMIT DEAD PLUS LIVE LOAD DEFLECTION TO  $L/240$  AND LIMIT LIVE LOAD DEFLECTION TO  $L/360$ . WHERE "L" IS THE CLEARSPAN OF TRUSS. WHERE DEAD LOAD DEFLECTION IS GREATER THAN 0.5", PROVIDE CAMBER EQUAL TO 1.5X DEAD LOAD DEFLECTION.
- CONTRACTOR SHALL INSTALL TRUSS BRIDGING PER TRUSS MANUFACTURER'S REQUIREMENTS.
- TRUSS ENGINEER SHALL DESIGN TRUSS-TO-TRUSS CONNECTORS.
- TRUSSES AND TRUSSES PANEL CONNECTIONS DETAILS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. FINAL DESIGN AND CONFIGURATION SHALL BE PROVIDED BY TRUSS MANUFACTURER. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN.
- WHERE DIAPHRAGM NAIL SPACING IS 3" O.C. OR LESS, PROVIDE SPLIT-RESISTANT TOP CHORD REINFORCEMENT LAMINATED TO TOP CHORD.
- AT ALL "DRAG TRUSS" INDICATED ON PLAN, THESE TRUSSES SHALL BE DESIGNED TO RESIST/TRANSMIT A HORIZONTAL DRAG FORCE OF 5,000 LBS FROM THE TOP CHORD DOWN TO THE BOTTOM CHORD.

## DRAWING INDEX

- GENERAL NOTES, ABBREVIATIONS, SCHEDULES, AND DRAWING INDEX
- FOUNDATION PLAN AND ROOF FRAMING PLAN
- STRUCTURAL DETAILS

### DESIGN CRITERIA: (PER CBC 1603.1.4 AND 1603.1.5)

- WIND: 65 MPH, EXPOSURE C,  $I=1.0$
- SEISMIC: SDC-D,  $I=1.0$ ,  $S_{ds}=1.184$ ,  $R=6.5$

### REQUIRED STRUCTURAL OBSERVATIONS: (PER CBC 1704)

- PLACEMENT OF FOUNDATION REBARS
- EPOXY INSTALLED ANCHOR BOLTS AND REBAR DOWELS
- SHEAR WALL HOLD-DOWNS AND SHEAR NAILING

### APPLICABLE CODES:

ALL CONSTRUCTION SHALL CONFORM TO 2013 CBC, CRC, CMC, CPC, CEC, 2010 CA ENERGY CODE, AND COUNTY OF ALAMEDA CODES AND ORDINANCES

MARK	HOLD-DOWN MARK		
	HOU2	HOU3	HOU8
(a)	HOU2-SDS2.5	HOU3-SDS2.5	HOU8-SDS2.5
(b)	(8) - SDS1/4x2-1/2	(14) - SDS1/4x2-1/2	(20) - SDS1/4x2-1/2
(c)	2-ROWS 10d NAILS @ 6" O.C.	2-ROWS 10d NAILS @ 4" O.C.	2-ROWS 10d NAILS @ 3" O.C.
(d)	SSTB20 OR 5/8" A307 ALL-THREAD WITH SIMPSON SET-XP EPOXY, 12" EMBEDMENT	SSTB24 OR 5/8" A307 ALL-THREAD WITH SIMPSON SET-XP EPOXY, 18" EMBEDMENT	SSTB24 OR 7/8" A307 ALL-THREAD WITH SIMPSON SET-XP EPOXY, 18" EMBEDMENT

## 2 HOLD-DOWN SCHEDULE

NOT TO SCALE

MARK	TOP PLATE ANCHOR SPACING	SILL PLATE ANCHOR BOLT SPACING	SILL PLATE NAILING SPACING	PLYWOOD EDGE NAILING SPACING	PLYWOOD THK. (A.P.A. STRL NO 1)	ALLOWABLE SHEAR STRESS (LB./FT.)
(2)	SIMPSON A35 @ 8" O.C.	5/8" A.B @ 12" O.C.	20d NAILS @ 3" O.C.	10d NAILS @ 2" O.C.	1/2"	870
(3)	SIMPSON A35 @ 8" O.C.	5/8" A.B @ 18" O.C.	20d NAILS @ 4" O.C.	10d NAILS @ 3" O.C.	1/2"	685
(4)	SIMPSON A35 @ 10" O.C.	5/8" A.B @ 24" O.C.	20d NAILS @ 5" O.C.	10d NAILS @ 4" O.C.	1/2"	510
(8)	SIMPSON A35 @ 16" O.C.	5/8" A.B @ 32" O.C.	20d NAILS @ 6" O.C.	10d NAILS @ 5" O.C.	1/2"	340

### NOTES:

- WHERE (2)-ROWS OF DIAPHRAGM NAILING OR ANCHORS ARE CALLED OUT, PROVIDE A MINIMUM OF 3-1/2" WIDE BLOCKING OR (2)-ROWS 1-3/4" WIDE BLOCKING.
- WHERE "HEX 3" NAILING ON (2)- SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 18" O.C. MAX. 4x P.T.D.F. SILL PLATE AND 3/4" A.B. @ 10" O.C.
- WHERE "HEX 2" NAILING ON (2)- SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 18" O.C. MAX. 4x P.T.D.F. SILL PLATE AND 3/4" A.B. @ 8" O.C.
- AT EXISTING CONCRETE FOUNDATION, PROVIDE 5/8" ASTM A307 ALL-THREAD ANCHOR BOLTS WITH SIMPSON SET-XP EPOXY ADHESIVE.
- ALL FIELD NAILING SHALL BE 10d @ 12" O.C., U.O.N.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 POUNDS PER FOOT, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ALL PLYWOOD JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED.
- FOR DOUBLE-SIDED SHEAR WALLS, PROVIDE 3x STUD CONSTRUCTION INCLUDING DOUBLE 3x TOP PLATES AND 3x PRESSURE-TREATED SILL PLATES.
- ALL ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/8" STEEL PLATE WASHERS (BOTH HOT-DIP GALVANIZED).

## 1 SHEAR WALL FASTENER SCHEDULE

NOT TO SCALE

## ABBREVIATIONS

&	AND
AT	AT
A.B.	ANCHOR BOLT
ARCH.	ARCHITECTURAL
B.D.G.	BUILDING
BLK'G.	BLOCKING
BL.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
C	CENTER LINE
C.I.	CONSTRUCTION JOINT
CLR.	CLEAR
COL.	COLUMN
CONN.	CONNECTION
CONT.	CONTINUOUS
C.P.	COMPLETE PENETRATION
CTR.	CENTER
DET.	DETAIL
Ø	DIAMETER
D.F.	DOUGLAS FIR
DRG.	DRAWING
(E)	EXISTING
EA.	EACH
E.F.	EACH FACE
EL.	ELEVATION
ELECT.	ELECTRICAL
E.W.	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
F.O.	FACE OF
F.O.G.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.S.	FAR SIDE
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLU-LAMINATED BEAM
HD	HOLD DOWN
HORIZ.	HORIZONTAL
HT.	HIGHT
INT.	INTERIOR
JT.	JOINT
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
L.T.	LIGHT
M.S.	UNFINISHED MACHINE BOLTS
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.C.	NOT IN CONTRACT
NOM.	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPV.L.	OPENING
OPP.	OPPOSITE
PL	PLATE
PLY.	PLYWOOD
PSL.	PARALLEL STRAND LUMBER
PT.	POINT
PTN.	PARTITION
REF.	REFERENCE
REIN.	REINFORCEMENT
REQ'D.	REQUIRED
RWD.	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWING
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SH.	SHIM
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SYN.	SYMMETRICAL
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
T.O.P.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.C.P.	TOP OF CONCRETE PAVEMENT
T.O.D.	TOP OF DECK
T.O.F.	TOP OF FOOTING
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
T.P.	TYPICAL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
W.P.	WORK POINT
WT.	WEIGHT



**CONSULTING ENGINEERS**

387 17th Street, #210  
Oakland, California 94612-2811  
Tel. (510) 845-1129  
Fax. (510) 845-1138



8021 ACE CONSULTING ENGINEERS

**MONTE VISTA MEMORIAL GARDENS**

APN 099-0015-016-03  
LAS COLINAS RD.  
LIVERMORE, CA

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

VIT JPA

NO. DATE ISSUE

11/02/2021 REVISION SET

SHEET TITLE

PUMP HOUSE STRUCTURAL GENERAL NOTES

SHEET NUMBER

**S1**

ACI 308-11-18-14





# MAGEN DAVID SOUTH

---

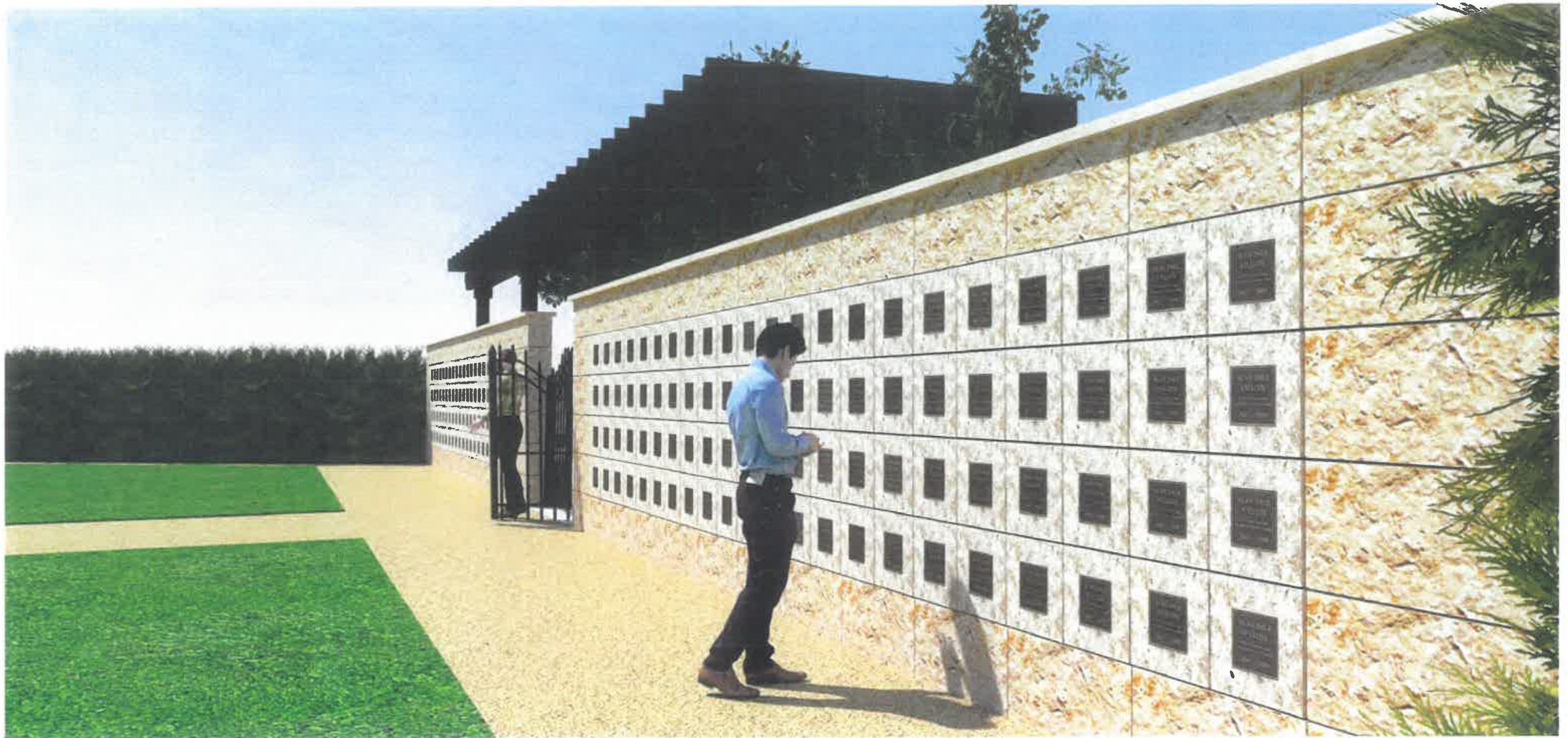
## "NON SECULAR"

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018







## MAGEN DAVID SOUTH

### "NON SECULAR"

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018





# MAGEN DAVID SOUTH

---

## "NON SECULAR"

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018





## MAGEN DAVID SOUTH

### "NON SECULAR"

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018





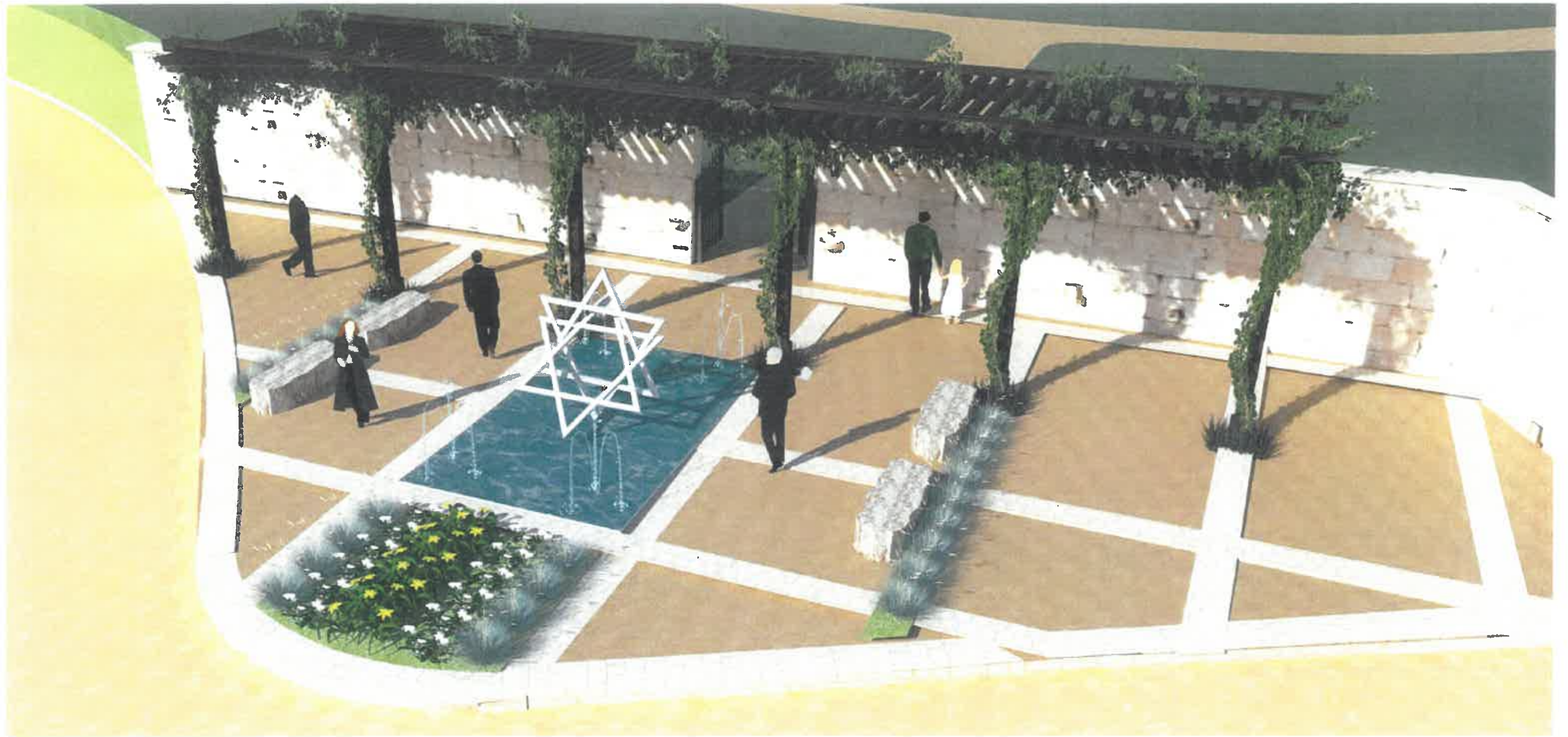
## MAGEN DAVID

---

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018



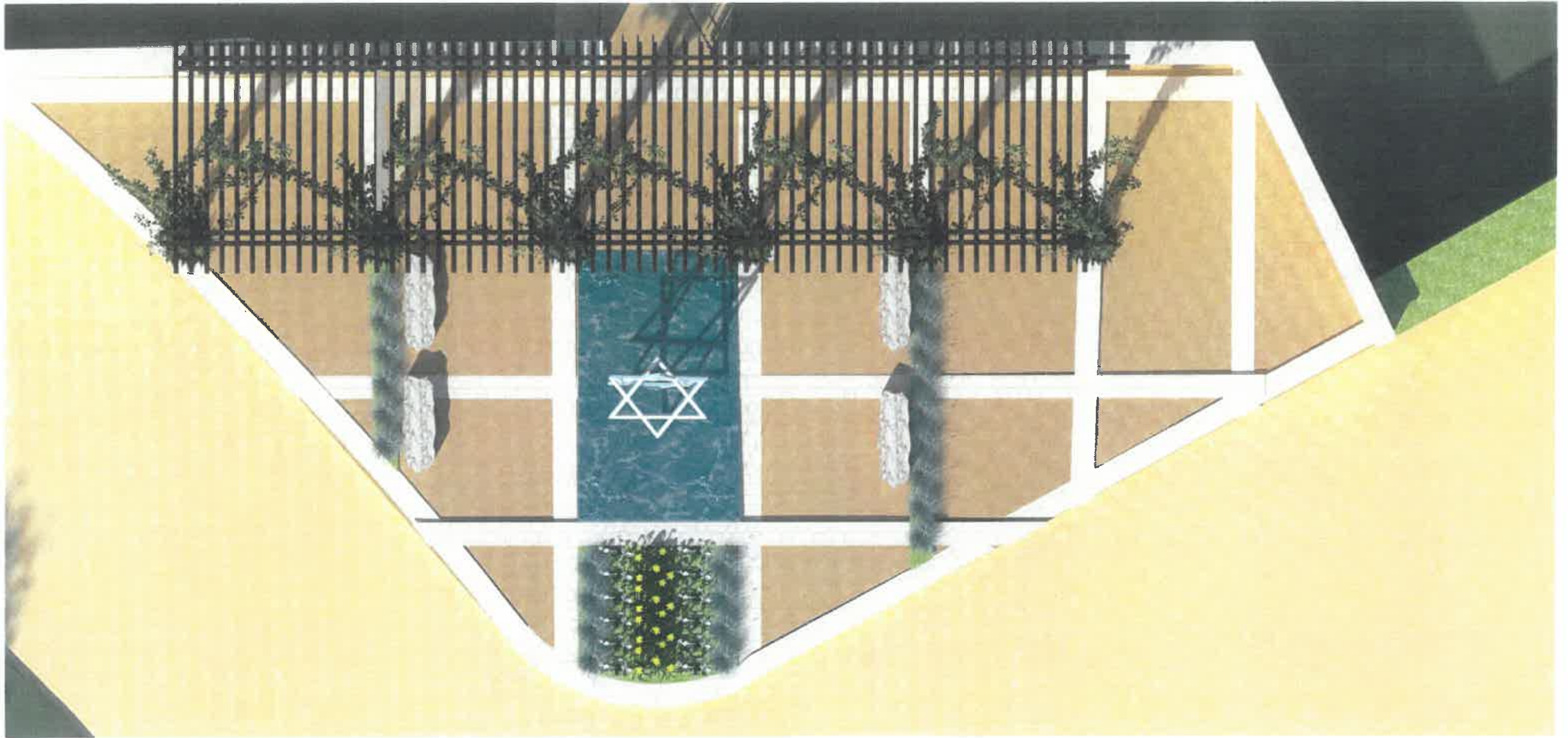


## MAGEN DAVID

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018



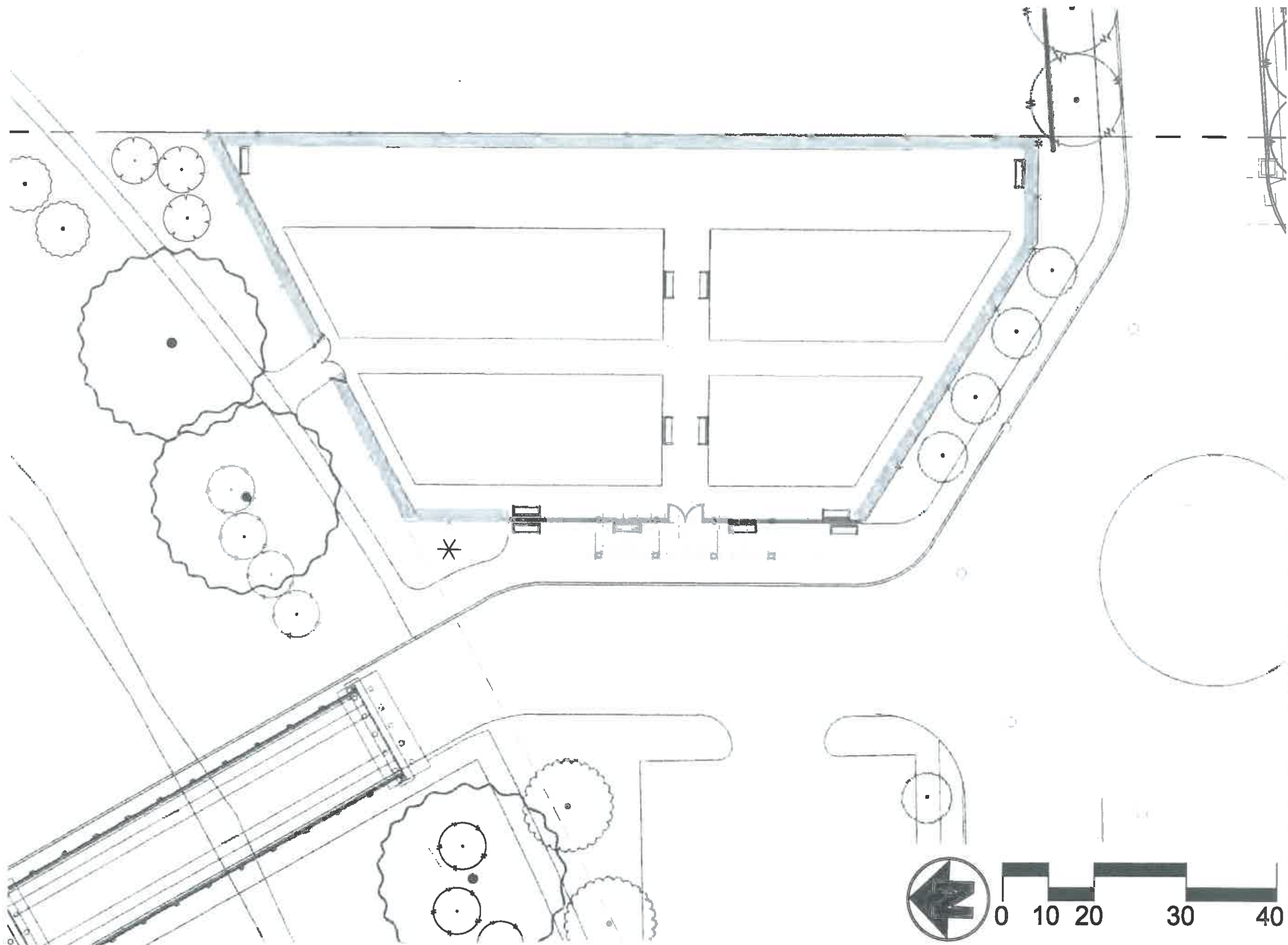


# MAGEN DAVID

3656 Las Colinas Road,  
Livermore, CA

JOB # 10-017  
09-10-2018





2540 CAMINO DIABLO  
SUITE 201  
WALNUT CREEK, CA 94597  
P. (925) 941-6490  
F. (925) 941-6455  
EMAIL: tc@campandcamp.com

**MONTE VISTA  
MEMORIAL GARDENS  
LIVERMORE, CA**

MAGEN  
DAVID  
SOUTH



REVISIONS:  
•  
•  
•  
•

DATE: 08/17/2018  
SCALE: 1" = 20'  
JOB # 10-017

SHEET

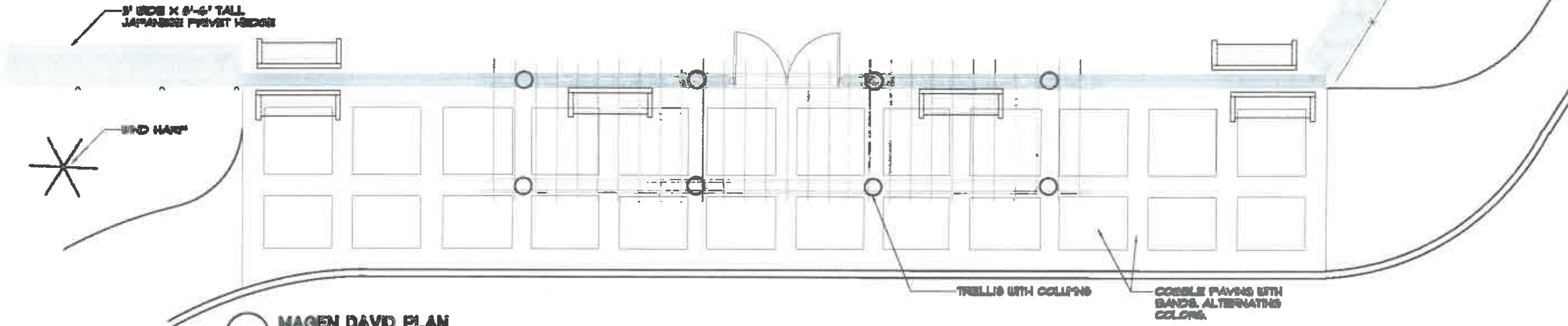
**L-1**



NOBLE JAPANESE PRIVET

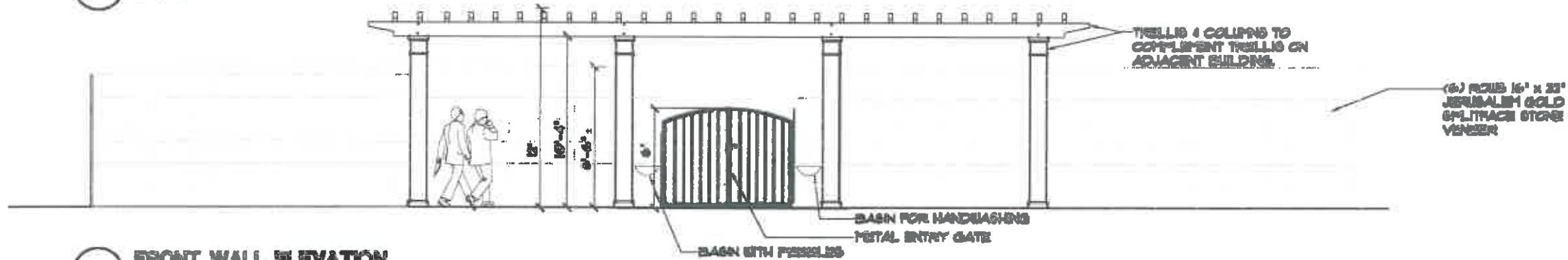


TRELLIS AND COLUMNS TO COMPLEMENT BUILDING



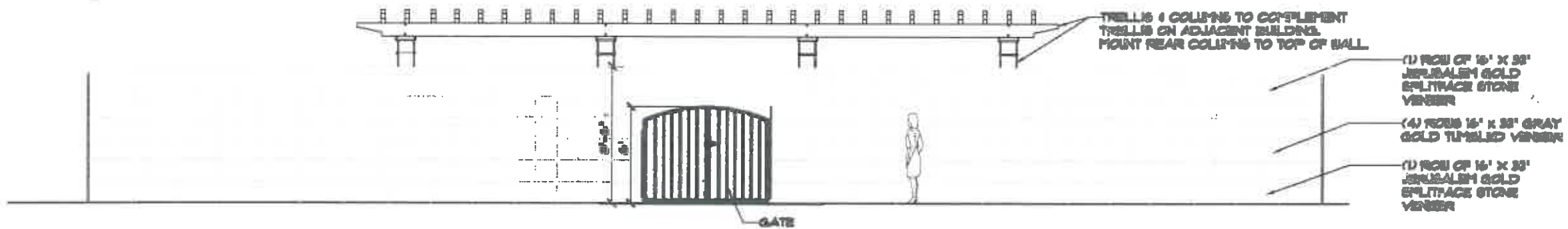
MAGEN DAVID PLAN

SCALE 1/8"=1'



FRONT WALL ELEVATION

SCALE 1/8"=1'



REAR WALL ELEVATION

SCALE 1/8"=1'



REVISIONS:

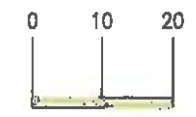
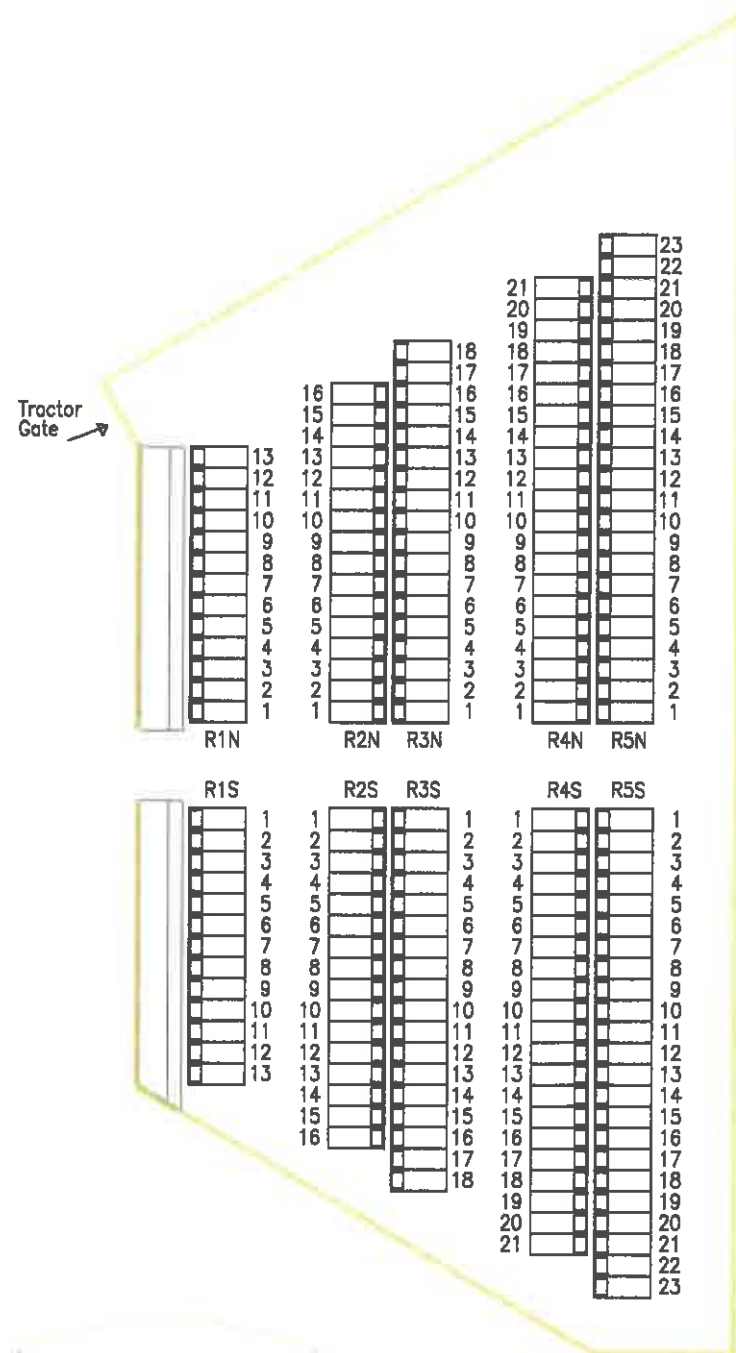
DATE: 08/21/2018

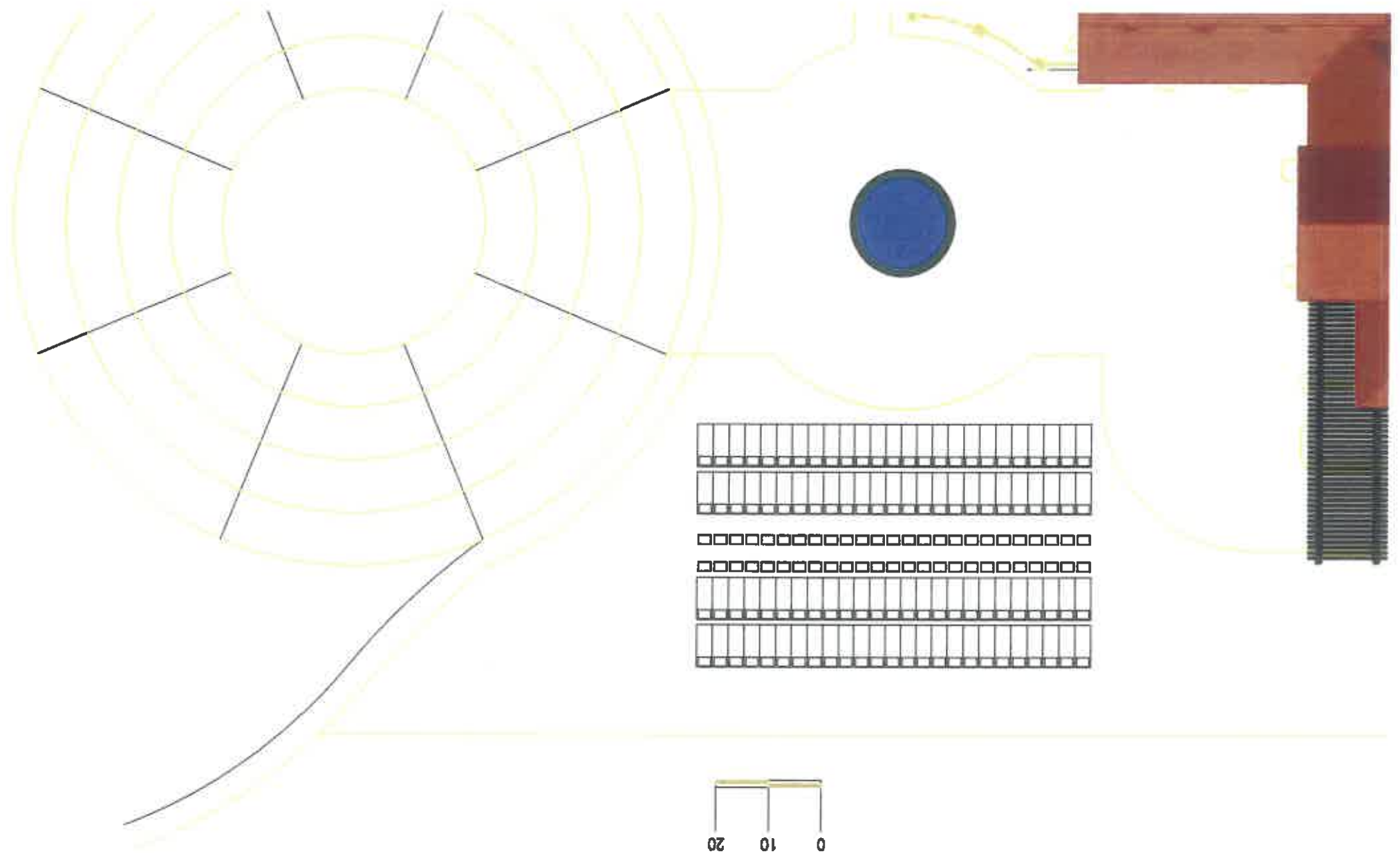
SCALE: 1/8"=1'

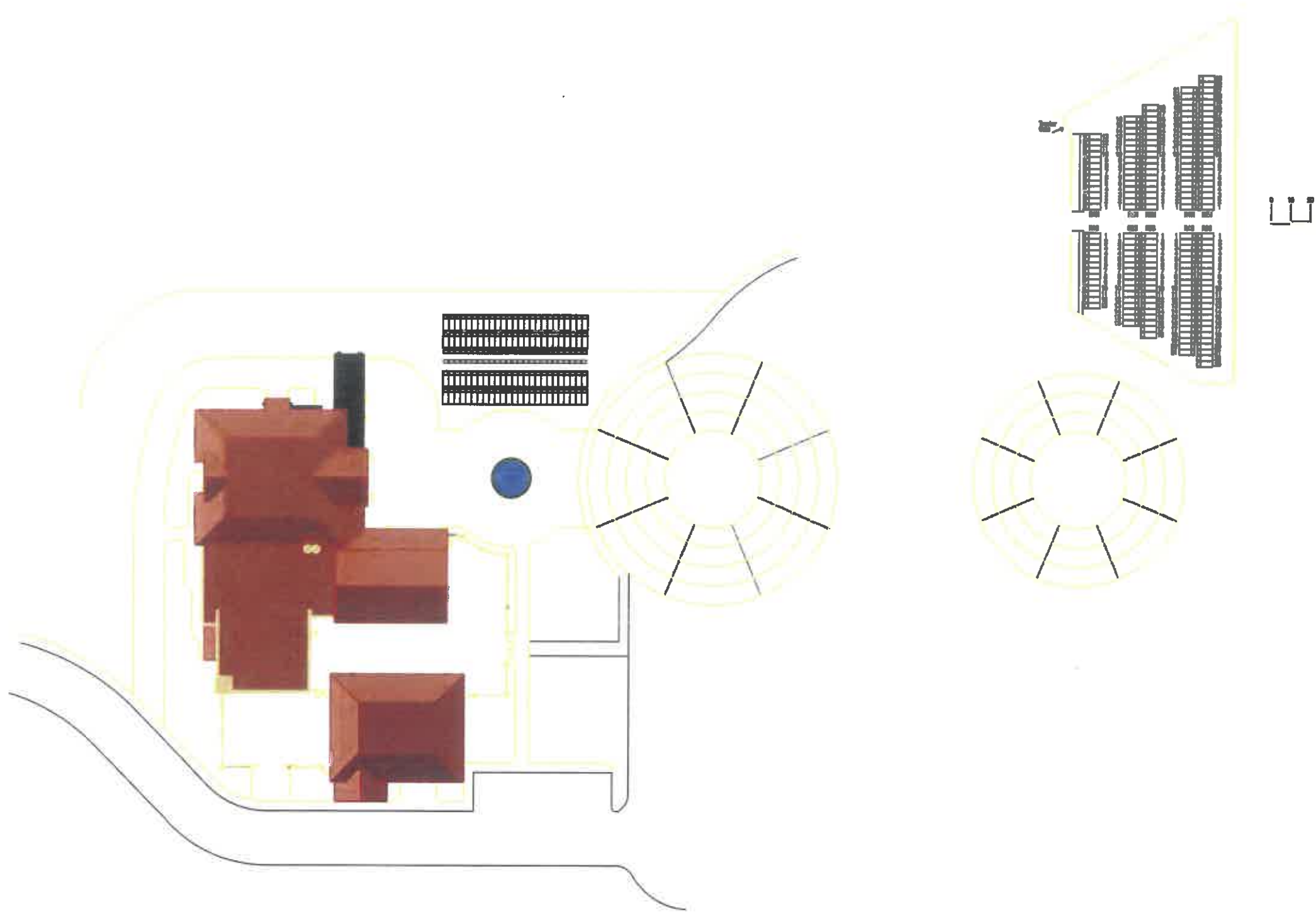
JOB # 10-017

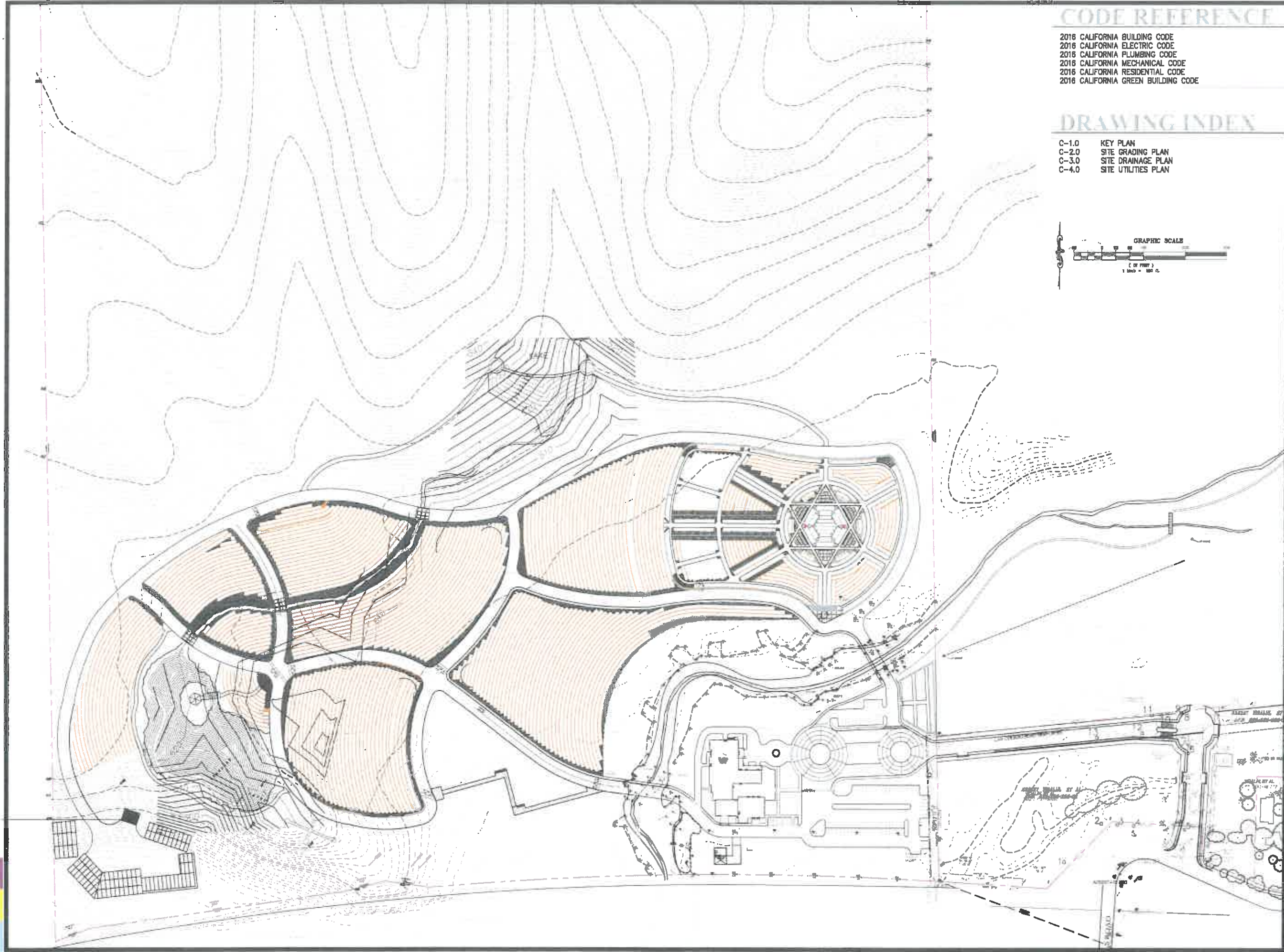
SHEET









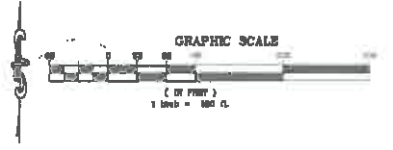


**CODE REFERENCE**

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

**DRAWING INDEX**

- C-1.0 KEY PLAN
- C-2.0 SITE GRADING PLAN
- C-3.0 SITE DRAINAGE PLAN
- C-4.0 SITE UTILITIES PLAN



1124 E. 17th Street, #B  
 San Leandro, California 94577  
 Tel. (510) 845-1129  
 Fax (510) 845-1139



© 2018 ACE CONSULTING ENGINEERS

**MONTE VISTA  
 MEMORIAL GARDENS**

APN 099-0015-016-03  
 3658 LAS COLINAS RD.  
 LIVERMORE, CA 94551

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	05/05/2018	REVIEW SET

SHEET TITLE

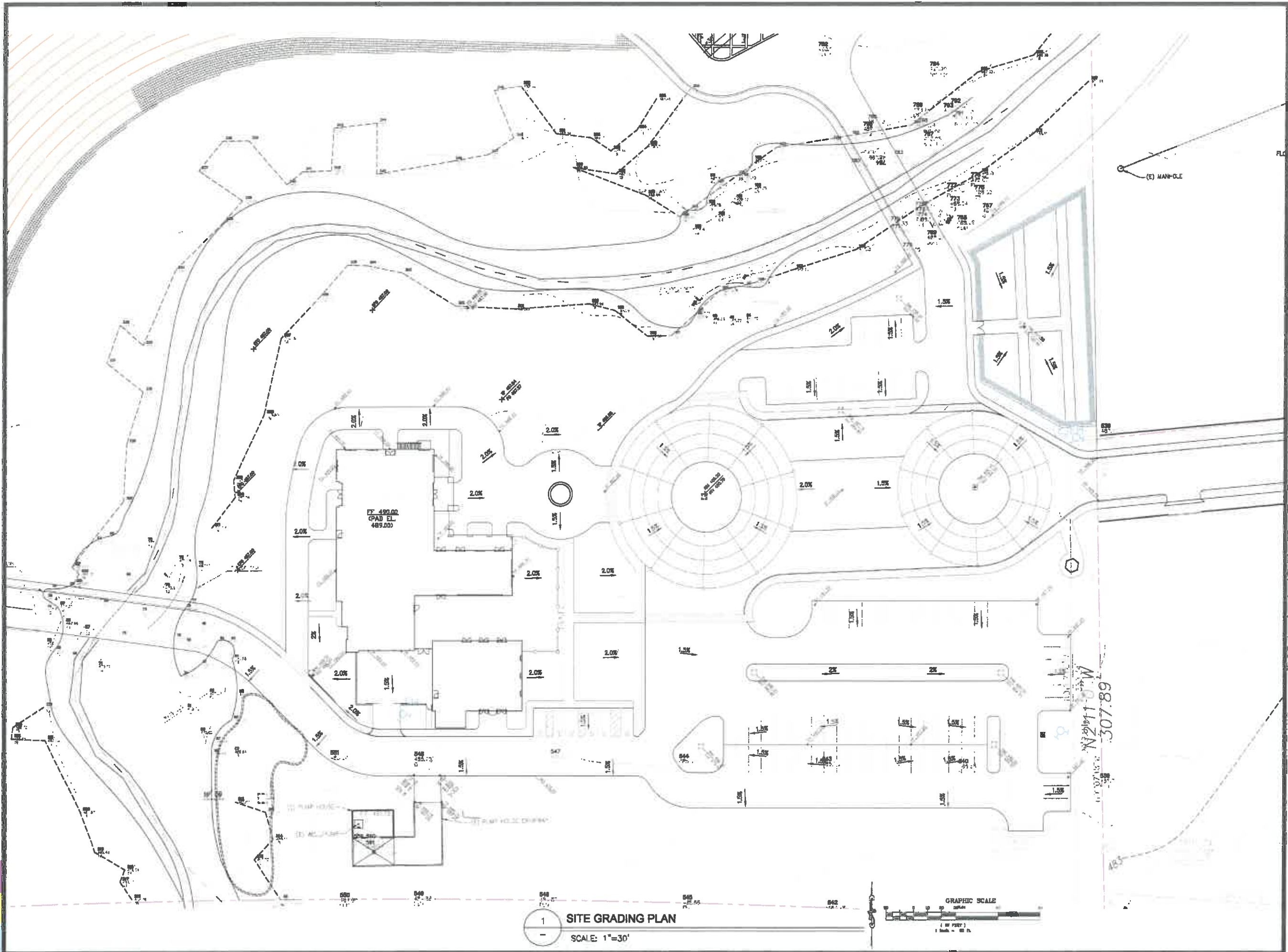
**KEY SITE PLAN**

SCALE: 1" = 100'

SHEET NUMBER

**C-1.0**

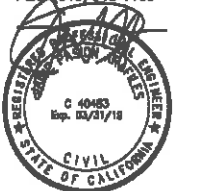
DATE JOB NO. 18-19028



1 SITE GRADING PLAN  
SCALE: 1"=30'



1124 E. 17th Street, #B  
San Leandro, California 94677  
Tel. (510) 645-1129  
Fax: (510) 645-1139



© 2018 JAE CONSULTING ENGINEERS

**MONTE VISTA  
MEMORIAL GARDENS**

APN 099-0015-016-03  
3658 LAS COLINAS RD.  
LIVERMORE, CA 94561

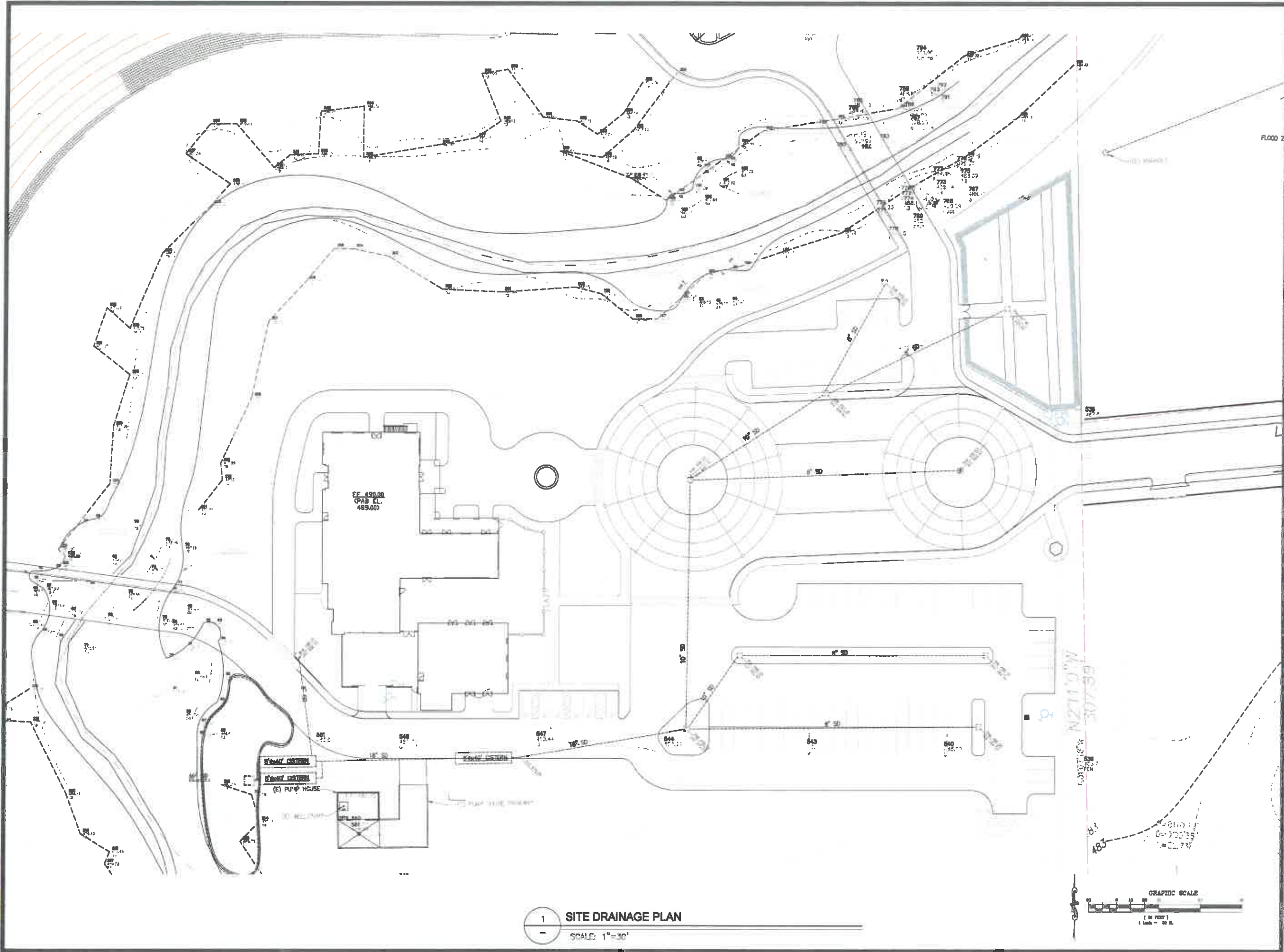
DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	05/05/2018	REVIEW SET

SHEET TITLE  
**SITE GRADING PLAN**

SCALE: AS NOTED  
SHEET NUMBER

**C-2.0**

ACCT. JOB NO.: 18-18026



1 SITE DRAINAGE PLAN  
SCALE: 1" = 30'



1124 E. 17th Street, #B  
San Leandro, California 94577  
Tel. (510) 845-1129  
Fax (510) 845-1139



© 2018 ACE CONSULTING ENGINEERS

**MONTE VISTA  
MEMORIAL GARDENS**

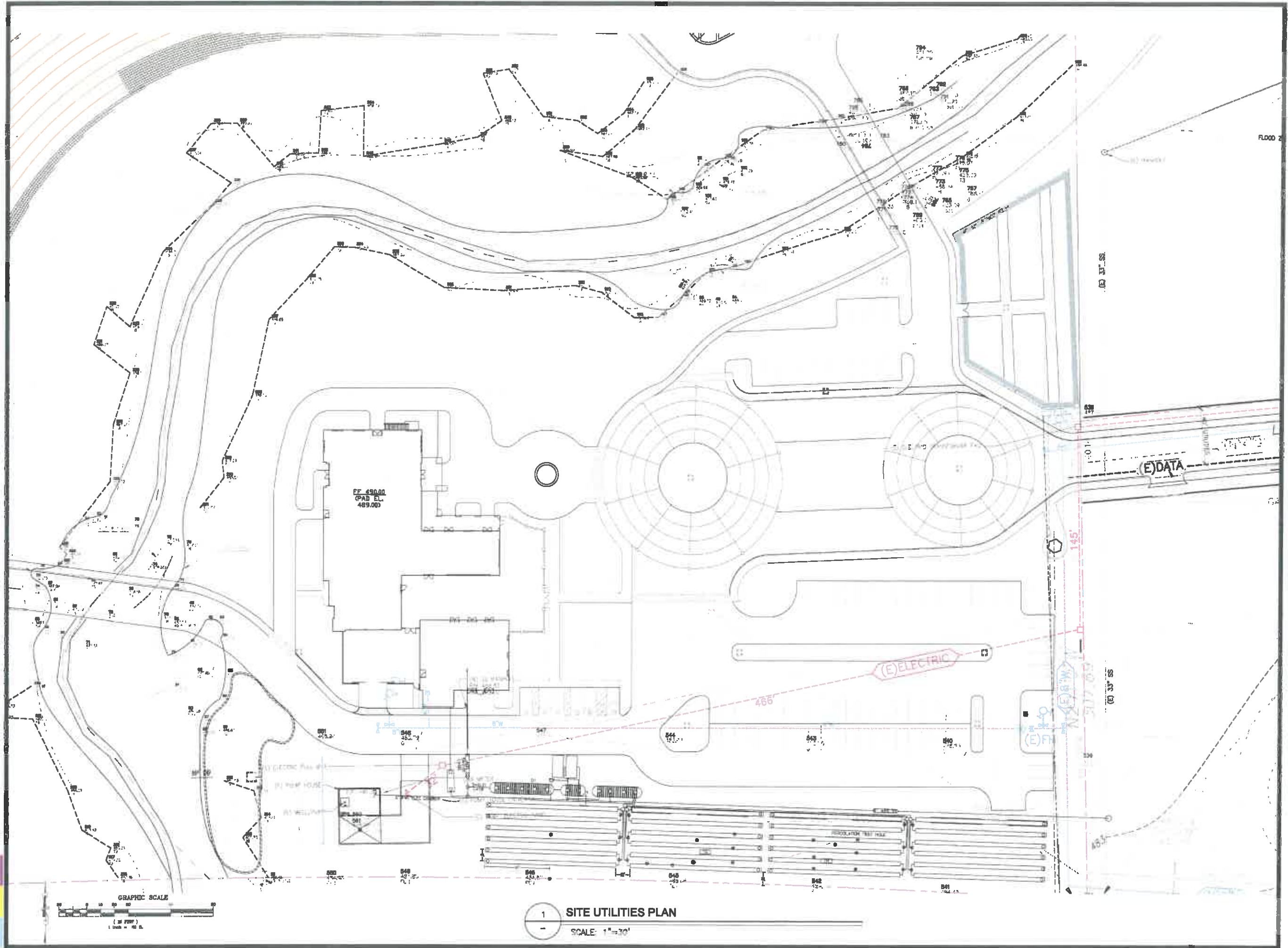
APN 099-0015-016-03  
3858 LAS COLINAS RD.  
LIVERMORE, CA 94551

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	05/05/2018	REVIEW SET

SHEET TITLE  
**SITE DRAINAGE  
PLAN**

SHEET NUMBER  
**C-3.0**

ACS JOB NO. 18-1902H



**CONSULTING ENGINEERS**

1124 E. 17th Street, #8  
 San Leandro, California 94577  
 Tel. (510) 845-1128  
 Fax (510) 845-1139



© 2018 ALL CONSULTING ENGINEERS

**MONTE VISTA  
 MEMORIAL GARDENS**

APN 099-0015-018-03  
 3658 LAS COLINAS RD.  
 LIVERMORE, CA 94551

DRAWN BY	CHECKED BY	
VIT	JPA	
NO.	DATE	ISSUE
	05/05/2018	REVIEW SET

SHEET TITLE  
**SITE UTILITIES PLAN**

SCALE: AS NOTED  
 SHEET NUMBER

**C-4.0**

AUS JOB NO.: 18-1926

1 SITE UTILITIES PLAN  
 SCALE: 1"=30'